



**NORTHERN
MIDLANDS
COUNCIL**

AGENDA

Ordinary Meeting of Council

Monday, 15 February 2016

**Des Jennings
General Manager**

QUALIFIED PERSONS ADVICE

The *Local Government Act 1993* provides (in part) as follows:

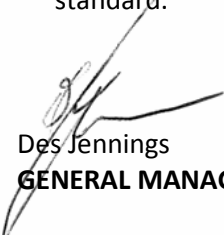
- ◆ A General Manager must ensure that any advice, information or recommendation given to the Council is given by a person who has the qualifications or experience necessary to give such advice, information or recommendation.
- ◆ A Council is not to decide on any matter which requires the advice of a qualified person without considering such advice unless the General Manager certifies in writing such advice was obtained and taken into account in providing general advice to the Council.

I therefore certify that with respect to all advice, information or recommendation provided to the Council in or with this Agenda:

- i) the advice, information or recommendation is given by a person who has the qualifications or experience necessary to give such advice, information or recommendation; and
- ii) where any advice is directly given by a person who does not have the required qualifications or experience, that person has obtained and taken into account in that person's general advice, the advice from an appropriately qualified or experienced person.

MEETING CONDUCT

- ◆ People attending Council Meetings are expected to behave in an appropriate manner.
- ◆ The following is not acceptable:
 - Offensive or inappropriate behaviour
 - Personal insults
 - Verbal abuse
- ◆ In the case of any inappropriate outburst or derogatory behaviour, an apology from the offending party or parties will be requested. Anyone at the meeting, if they feel offended in any way by any such behaviour specified above, should immediately bring the behaviour to the notice of the Chairperson by the way of a point of order.
- ◆ The Chairperson has the right to evict from a meeting any person who is not behaving to an appropriate standard.



Des Jennings
GENERAL MANAGER

GUIDELINES FOR COUNCIL MEETINGS

PUBLIC QUESTIONS AND STATEMENTS

PUBLIC QUESTION TIME:

Regulation 31 of the *Local Government (Meeting Procedures) Regulations 2015* makes provision for Public Question Time during a Council meeting.

Public question time is to commence immediately after the meal break at approximately 6:45pm and is to be conducted in accordance with the following guidelines:

- ♦ At each Council Meeting up to 20 minutes, or such longer period as Council may determine by resolution at that meeting, is to be provided for persons at the meeting to ask questions.
- ♦ A person seeking to ask a question must firstly identify himself or herself by stating their name and the town they reside in.
- ♦ If more than one person wishes to ask a question, the Mayor is to determine the order in which those questions are asked
- ♦ Questions must be directed to the Mayor who shall answer or direct the question to the appropriate Councillor or Council Officer. A question will be answered if the information is known otherwise taken on notice and responded to in writing within 10 working days. Questions should preferably be in writing and provided to the General Manager 7 days prior to the Council Meeting.
- ♦ A person is entitled to ask no more than 2 questions on any specific subject. If a person has up to two questions on several subjects, the Mayor may defer those questions until other questions have been asked and refer back to that person only if time permits.
- ♦ Each speaker is limited to a maximum of 3 minutes.

REPRESENTATIONS ON PLANNING ITEMS

A maximum of 4 persons per item (2 for and 2 against) will be permitted to address Council on a planning item. After the representation has been made, Councillors are permitted to ask questions of the party who made the representation.

Each speaker is limited to a maximum of 3 minutes.

PETITIONS

In relation to the receipt of petitions, the provisions of the *Local Government Act 1993*, Part 6 - Petitions, polls and public meetings, S57 and S58, should be noted.

RECORDING OF COUNCIL MEETINGS

Regulation 33 of the *Local Government (Meeting Procedures) Regulations 2015* provides for the audio recording of Council meetings.

The purpose of recording meetings of Council is to assist Council officers in the preparation of minutes of proceedings.

The provision of recording of Council meetings in this policy:

- ♦ only applies to formal Council meetings (ordinary meetings, special meetings and Annual General meetings);
- ♦ does not apply to closed sessions of Council;
- ♦ does not apply to Committees of Council;
- ♦ The recording will not replace written minutes and a transcript of the recording will not be prepared;
- ♦ The recording may be used by Council staff to assist with the preparation of the minutes and by Council during a subsequent meeting within the period that the recording is retained;
- ♦ The official copy of the recording of a Council meeting is to be retained by Council for at least a period of 6 months from the date of a meeting and deleted after that period has expired.
- ♦ If requested, a recording of a Council meeting to be available to Councillors at no cost within 24 hours of the meeting.
- ♦ Notices advising that
 - the proceedings of the meeting are to be audio recorded; and
 - the detail relating to the recording of meetings by members of the publicare to be on display at each meeting.

A member of the public may only use an audio recorder, or any other recording and/or transmitting device, to record the proceedings of a meeting of Council with the written permission of the General Manager for the express purpose proposed. The Northern Midlands Council reserves the right to revoke such permission at any time.

Unless expressly stated otherwise, Northern Midlands Council claims copyright ownership of the content of recordings of Council meetings ("the Recordings").

The Recordings may not upload, display, print and/or reproduced without the written permission of the General Manager for the express purpose proposed.

The Northern Midlands Council reserves the right to revoke such permission at any time. Apart from uses permitted under the *Copyright Act 1968*, all other rights are reserved.

Any request for authorisation, including authorisation for the use of recordings, should be directed to the General Manager, 13 Smith Street, Longford TAS 7301.

AGENDA – ORDINARY MEETING

15 FEBRUARY 2016



NOTICE is hereby given that the next meeting of the Northern Midlands Council will be held at the Council Chambers, Longford on Monday, 15 February 2016 at 5.00pm.

Des Jennings
General Manager

10 February 2016

4.00pm **Councillor Workshop – closed to the public**

GOV 1 ATTENDANCE

1 PRESENT

In Attendance:

2 APOLOGIES

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GOV 3 DECLARATIONS OF ANY PECUNIARY INTEREST OF A COUNCILLOR OR CLOSE ASSOCIATE

Section 8 sub clause (7) of the *Local Government (Meeting Procedures) 2005* require that the Chairperson is to request Councillors to indicate whether they have, or are likely to have a pecuniary interest in any item on the Agenda.

GOV 4 CONFIRMATION OF MINUTES

1 ORDINARY COUNCIL MEETING – 14 DECEMBER 2015

DECISION

Cr

The Minutes of the Ordinary Meeting of the Northern Midlands Council held at the Council Chambers, Longford on Monday, 18 January 2016, be confirmed as a true record of proceedings.

AGENDA – ORDINARY MEETING

15 FEBRUARY 2016



2 CONFIRMATION OF MINUTES OF COMMITTEES

Attachments: Section 1 – Page 1

Minutes of meetings of the following Committees were circulated in the Attachments:

	Date	Committee	Meeting
i)	08/12/2015	Bishopsbourne Progress Association Inc.	Ordinary
ii)	12/01/2016	Ross Community Sports Club Inc.	Ordinary
iii)	20/01/2016	Longford Local District Committee	Special
iv)	28/01/2016	Avoca, Royal George & Rossarden Local District Committee	Ordinary
v)	02/02/2016	Campbell Town District Forum	Ordinary
vi)	02/02/2016	Evandale Advisory Committee	Ordinary
vii)	03/02/2016	Ross Local District Committee	Ordinary
viii)	03/02/2016	Longford Local District Committee	Ordinary

DECISION

Cr

That the Minutes of the Meetings of the above Council Committees be received.

3 RECOMMENDATIONS OF SUB COMMITTEES

That Council note the following recommendation/s of Committees:

Meeting Date	Committee	Recommendation
02/02/2016	Campbell Town District Forum	That Campbell Town be considered next for entrance statement designs. Mr Michael Roach be nominated to attend meetings of the Elizabeth Macquarie Irrigation Trust (EMIT) and provide information back to the Campbell Town District Forum, and Mr Roach delegate to another member of the Forum in the event he is unavailable to attend an EMIT meeting.
02/02/2016	Evandale Advisory Committee	That Council investigate the feasibility of having the hydro poles moved. (Carried 5/2) That Council serve notice on Taswater to repair the pavement surface, at the site of the water leak, forthwith. (Carried 6/1)
03/02/2016	Ross Local District Committee	That the Ross Local District Committee provide a letter of support to Mr Kim Peart regarding an application for nomination of the Ross Bridge for National heritage listing.
03/02/2016	Longford Local District Committee	That the Longford Local District Committee has expressed its dissatisfaction with the report by MRCagney in that it did not properly address all of the traffic issues identified by the Longford Local District Committee regarding the amenity of the town in not recommending any changes and the committee will make further recommendations to Council.

In the attached minutes of sub committees, no new recommendations have been noted as being for Council's consideration.

NOTE: *Matters already considered by Council at previous meetings have been incorporated into INFO 15: Officer's Action Items.*

DECISION

Cr

That Council **note and investigate** the following recommendations of the **Campbell Town District Forum**:

- i) *That Campbell Town be considered next for entrance statement designs.*
- ii) *Mr Michael Roach be nominated to attend meetings of the Elizabeth Macquarie Irrigation Trust (EMIT) and provide information back to the Campbell Town District*

AGENDA – ORDINARY MEETING

15 FEBRUARY 2016



Forum, and Mr Roach delegate to another member of the Forum in the event he is unavailable to attend an EMIT meeting.

Cr

That Council **note and investigate** the following recommendations of the **Evandale Advisory Committee**:

- i) That Council investigate the feasibility of having the hydro poles moved. Carried 5/2.*
- ii) That Council serve notice on Taswater to repair the pavement surface, at the site of the water leak, forthwith. Carried 6/1.*

Cr

That Council **note and investigate** the following recommendation of the **Ross Local District Committee**:

That the Ross Local District Committee provide a letter of support to Mr Kim Peart regarding an application for nomination of the Ross Bridge for National heritage listing.

Cr

That Council **note and investigate** the following recommendation of the **Longford Local District Committee**:

That the Longford Local District Committee has expressed its dissatisfaction with the report by MRCagney in that it did not properly address all of the traffic issues identified by the Longford Local District Committee regarding the amenity of the town in not recommending any changes and the committee will make further recommendations to Council.

GOV 5	DATE OF NEXT COUNCIL MEETING 21 MARCH 2016
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Mayor Downie advised that the next Ordinary Council Meeting would be held at 5.00pm on Monday, 21 March 2016, at the Northern Midlands Council Chambers at Longford.

AGENDA – ORDINARY MEETING

15 FEBRUARY 2016



INFO INFORMATION ITEMS

1 COUNCIL WORKSHOPS/MEETINGS HELD SINCE THE LAST ORDINARY MEETING

Responsible Officer: Des Jennings, General Manager

The General Manager advised that the following workshops/ meetings had been held.

Date Held	Purpose of Workshop
01/02/2016	Council Workshop - Investment Opportunities in the Northern Midlands Region - Longford Destination Play Space and Play Ground - Financial and Economic Analysis of the Campbell Town War Memorial Oval Precinct Development Plan - Heritage Highway Tourism Region Association - Budget Review - Planning - Tyre Recycling - Memorandum of Understanding – Local District Committees - Launceston Airport Outstanding Ex-Gratia Rates - Poker Machines in Tasmania - Lake Leake - TasWater - Christmas Tree Village Green Longford - Advertising Promotional Campaign - Longford CBD Improvements
15/02/2016	Council Workshop prior to Council meeting

2 MAYOR'S COMMUNICATIONS

Mayor Downie's Communications for the period 17 January 2016 to 15 February 2016 are as follows:

Date	Activity
26 January 2016	Attended Northern Midlands Council Australia Day Event and presentation of Australia Day Awards and Volunteer Recognition
28 January 2016	Attended Rabobank dinner re Asia interactions
1 February 2016	Attended Council Workshop, Longford
5 February 2016	Attended NTD Executive Committee meeting, Launceston
5 February 2016	Attended meeting with Minister Rene Hidding and Mr Adam Garcia, Longford
8 February 2016	Attended State Grants Commission hearing, Longford
11 February 2016	Attended LGAT meeting with TasWater
12 February 2016	Attended LGAT General Meeting, Launceston
12 February 2016	Attended review of Regional Bodies in Northern Tasmania, Launceston
14 February 2016	Attended Tasmanian National Serviceman's Annual Commemoration Day, Longford
15 February 2016	Attended Council workshop and meeting
Attended to numerous email, phone, media and mail inquiries.	

3 PETITION

1 PURPOSE OF REPORT

In accordance with the Vision, Mission and Values of Council as identified in the *Council's Strategic Plan 2007-2017* and the *Local Government Act 1993*, S57 – S60, provision is made for Council to receive petitions tabled at the Council Meeting.

2 OFFICER'S COMMENT

In relation to the receipt of petitions, the following provisions of the *Local Government Act 1993*, Part 6 - Petitions, polls and public meetings, S57 and S58, should be noted:

AGENDA – ORDINARY MEETING

15 FEBRUARY 2016



Section 57. Petitions

- (1) A person may lodge a petition with a council by presenting it to a councillor or the general manager.
- (2) A person lodging a petition is to ensure that the petition contains –
 - (a) a clear and concise statement identifying the subject matter; and
 - (b) a heading on each page indicating the subject matter; and
 - (c) a brief statement on each page of the subject matter and the action requested; and
 - (d) a statement specifying the number of signatories; and
 - (e) the full printed name, address and signature of the person lodging the petition at the end of the petition.

58. Tabling petition

- (1) A councillor who has been presented with a petition is to –
 - (a) table the petition at the next ordinary meeting of the council; or
 - (b) forward it to the general manager within 7 days after receiving it.
- (2) A general manager who has been presented with a petition or receives a petition under subsection (1)(b) is to table the petition at the next ordinary meeting of the council.
- (3) A petition is not to be tabled if –
 - (a) it does not comply with section 57; or
 - (b) it is defamatory; or
 - (c) any action it proposes is unlawful.
- (4) The general manager is to advise the lodger of a petition that is not tabled the reason for not tabling it within 21 days after lodgement.

3 PETITIONS RECEIVED

Nil.

4 CONFERENCES & SEMINARS: REPORT ON ATTENDANCE BY COUNCIL DELEGATES

1 PURPOSE OF REPORT

To provide an opportunity for Councillors and the General Manager to report on their attendance at recent conferences/seminars.

In accordance with Council's Strategic Plan 2007-2017 (2012/13 Revision), Part 1 – Governance, the core functions are:

- Support Council with governance advice and effective leadership, review and implement organisational values through day to day operations, effective communication, community consultation and advocacy, issues identification, strategic and corporate planning, annual reports, public and private resource sharing, induction of elected members, provision of legal advice, human resources management and liaison with representative bodies.
- Support Council with sound financial advice and management, and generate funds without burdening the community. Rates administration, budgeting and reporting, debt collection, taxation, asset registers and depreciation, receipts and payments, wages and salaries, loans and investments, records management, information technology, and customer service.

2 CONFERENCES AND SEMINARS

Nil

5 WORKS & INFRASTRUCTURE REPORT

Attachments: Section 1 – Page 31

The Works & Infrastructure Report for the period to 9 February 2016 was circulated in the Attachments.

AGENDA – ORDINARY MEETING

15 FEBRUARY 2016



6 BUILDING APPROVALS

The following table provides a comparison of the number and total value of building works for 2015 and 2016:

	YEAR - 2015				YEAR - 2016			
	JANUARY		JANUARY		JANUARY		JANUARY	
	No.	Total Value \$	No.	Total Value \$	No.	Total Value \$	No.	Total Value \$
New Dwellings	6	1,277,310	6	1,277,310	4	1,381,689	4	1,381,689
Dwelling Additions	2	55,000	2	55,000	-	-	-	-
Garage/Sheds & Additions	4	186,500	4	186,500	3	55,155	3	55,155
Commercial	1	30,000	1	30,000	1	873,000	1	873,000
Other (Signs)	-	-	-	-	-	-	-	-
Swimming Pools	-	-	-	-	-	-	-	-
Minor Works	-	-	-	-	-	-	-	-
Building Certificates	-	-	-	-	-	-	-	-
Amended Permits	-	-	-	-	-	-	-	-
TOTAL	13	1,548,810	13	1,548,810	8	2,309,844	8	2,309,844
Inspections								
Building					38		38	
Plumbing	0				31		31	

Figures do not include Building Approvals processed under the Resource Sharing Agreements.

7 DEVELOPMENT APPLICATIONS

Planning decisions in January 2016:

Total Approved:	11	Total Refused:	0
Total Permitted:	1	Total Discretionary:	8
Average Days for Permitted	7	Average Days for Discretionary:	30
Days allowed for approval by LUPAA	28	Days allowed for approval under LUPAA:	42
Total Exempt under IPS:	2	Total Withdrawn:	0

Project	Details	Address	Applicant	No of LUPAA days	Perm / Disc / Exempt
DELEGATED DECISIONS					
P15-164	Multiple dwellings x 12 (staged) - vary setbacks	121a Marlborough Street, LONGFORD	MSR Properties Pty Ltd (obo Marlborough St Holdings P/L)	33	D
P15-257	Extractive hard-rock & gravel quarry (20000m3 per annum) - level 2 activity under EMPCA	283 Valleyfield Road, CRESSY	Van Diemen Quarries Pty Ltd	14	D
P15-307	Shed for storage of records (vary setback to Goderich St - less than 100m from residential use)	13 Goderich Street, LONGFORD	Northern Midlands Council	15	D
P15-362	Roof over horse yard (retrospective)	93 Nile Road, EVANDALE	Deballa Trust	41	D
P15-366	Change of use to visitor accommodation (heritage precinct)	25 Murray Street, EVANDALE	Prime Design (obo Stanley & Foote)	36	D
P15-371	Dwelling addition (awning)	1 Glover Court, EVANDALE	AM Murray	0	E
P15-382	Dwelling (within 50m of category 1 road) & tree removal for access	58B Drummond Street, PERTH	Prime Design (obo Hoekstra)	34	D
P15-386	Storage shed (ancillary to motor sports facility)	14782 Midland Highway, SYMMONS PLAINS	Motorsports Tasmania Pty Ltd	29	D
P15-388	Dwelling addition (awning)	143 Main Street, CRESSY	H F & S D Morris	0	E
P16-013	Dwelling addition (verandah)	24 Minerva Drive (lot 33), PERTH	G & T Development (obo McQueen)	7	P
COUNCIL DECISIONS					
P15-298	Dwelling & 6 bay two storey shed (6 x 24m, apex 8.05m) - vary setbacks in rural resource zone	637 Relbia Road, RELBIA	AJ & LM Shepherdson Pty Ltd	42	D

AGENDA – ORDINARY MEETING

15 FEBRUARY 2016



COUNCIL DECISIONS - REFUSAL

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8 MATTERS AWAITING DECISION BY TPC & RMPAT

TPC	Tasmanian Planning Commission
IPS	Northern Midlands Interim Planning Scheme 2013 – effective date 1.6.13. Report on representations sent to TPC. TPC held a meeting on 21 May 2015 with Council staff and representors to discuss representations to the Interim Scheme. Results of the meeting yet to be received. Planning Reform Taskforce established by State – the declared schemes will be used as a consistent platform for the transition to a single planning scheme.
TPS	Tasmanian Planning Scheme – draft received for comment. LGAT workshop held 1.2.16. TPC expected to exhibit the TPS by June 2016.
05/2015	Rezone 14 Church Lane, Nile from Community Purposes to Village – direction received from TPC to initiate by 27.11.15. Public exhibition completed 25.11.15. Report (no reps) - awaiting TPC decision.
06/2015	Rezone 9 Bond St, Ross from Community Purposes to General Residential. Public exhibition completed 25.11.15. Report (no reps) - awaiting TPC decision.
RMPAT	Resource Management & Planning Appeals Tribunal
P11-122	Section 64 order – earthworks at 18 Logan Road, Evandale adjourned pending outcome of planning application.
P13-199	Appeal 110/15E – Environmental Protection Notice – 437 Woolmers Lane, Longford – Tyre Recycle Tasmanian v NMC
P15-157	Appeal 101/15P – Grain processing and distribution – 109 Auburn Road, Ross – J Bingley v NMC – teleconference held
P14-213	Appeal 113/15P –Earthworks, storage of used materials & carparking for Evandale Market – 18 Logan Road, Evandale – Woof v NMC - teleconference held.
P15-098	Appeal 114/15P–Shed (recycling and waste disposal) – 18 Logan Road, Evandale – Woof v NMC - teleconference held
Decisions received	
TPC	
-	-
RMPAT	
-	-

9 USE OF COUNCIL SEAL: JANUARY 2016

0	Final plans of subdivision
0	Part 5 Agreements under <i>Land Use Planning & Approvals Act</i>
0	Instruments of Approval for Planning Scheme Amendments
0	Draft Amendments to <i>Northern Midlands Planning Scheme 1995</i>
0	Management Agreements
1	Other Agreements/Documents

10 132 & 337 CERTIFICATES ISSUED

No. of Certificates Issued 2015/2016 year														Total
	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	Total	2014/2015
132	70	68	70	72	45	42	52						419	676
337	30	37	47	35	23	37	18						227	389

11 ANIMAL CONTROL

Item	Income/Issues 2014/2015		Income/Issues for December 2015		Income/Issues 2015/2016	
	No.	\$	No.	\$	No.	\$
Dogs Registered	3,801	88,126	23	472	3,667	89,277
Dogs Impounded	88	5,360	3	497	45	2,970
Euthanized	3	-	-	-	2	-
Re-claimed	73	-	4	-	35	-
Re-homed/To RSPCA	12	-	-	-	7	-
New Kennel Licences	8	518	-	-	7	476
Renewed Kennel Licences	62	2,480	-	-	61	2,501
Infringement Notices (paid in full)	35	5,307	13	2,002	23	3,428
Legal Action	-	-	-	-	-	-
Livestock Impounded	2	300	2	130	2	130
TOTAL		102,091		3,101		98,782

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12 HEALTH ISSUES

Immunisations

The *Public Health Act 1997* requires that Councils offer immunisations against a number of diseases. The following table will provide Council with details of the rate of immunisations provided through Schools. Monthly clinics are not offered by Council; however, parents are directed to their local General Practitioner who provides the service.

MONTH	2013/2014		2014/2015		2015/2016	
	Persons	Vaccination	Persons	Vaccination	Persons	Vaccination
July-September	32	32	65	68	31	31
October-December	23	23	66	68	-	-
January-March	-	-	-	-		
April-June	87	194	85	163		
TOTAL	142	249	216	299	31	31

Other Environmental Health Services

Determine acceptable and achievable levels of environmental and public health by ongoing monitoring, inspection, education and, where necessary, by applying corrective measures by mutual consent or application of legislation.

Ensure safe standards of food offered for sale are maintained.

Investigations/Inspections	2013/2014	2014/2015	2015/16
Notifiable Diseases	6	2	1
Inspection of Food Premises	126	118	68

Notifiable Disease investigations have been carried out by the Department of Health and Human Services from Hobart, with only significant outbreaks directed to Council to assist with investigations. However, due to the prompt and thorough investigating by Council Environmental Health Officers, the Department now directs more cases for Council to investigate.

Food premises are due for inspection from 1 July each year.

13 CUSTOMER REQUEST RECEIPTS

Operational Area	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June
Animal Control	3	-	2	1	-	-	-					
Building & Planning	6	1	4	-	2	4	5					
Community Services	-	-	-	-	-	-	-					
Corporate Services	4	1	16	-	6	4	-					
Governance	-	-	-	-	-	-	-					
Waste	1	-	-	-	-	1	1					
Works (North)	48	40	18	25	20	19	36					
Works (South)	2	8	5	4	6	3	3					

14 GIFTS & DONATIONS (UNDER SECTION 77 OF THE LGA)

Date	Recipient	Purpose	Amount
22-Jul-15	Campbell Town District High School	Chaplaincy	\$1,500
22-Jul-15	Campbell Town District High School	Inspiring Positive Futures Program	\$8,000
4-Aug-15	Rural Alive & Well	Donation	\$5,000
11-Aug-14	Helping Hand Associated	Donation	\$1,000
11-Aug-14	Longford Care-a-car	Donation	\$1,000
15-Sep-15	Cressy District High School	Inspiring Positive Futures Program	\$8,000
21-Oct-15	Toosey Aged Care	Donation	\$150
22-Oct-15	Campbell Town District High School	Donation - School Achievement Awards	\$90
22-Oct-15	Perth Primary School	Donation - School Achievement Awards	\$30
22-Oct-15	Evandale Primary School	Donation - School Achievement Awards	\$30
22-Oct-15	Longford Primary School	Donation - School Achievement Awards	\$30

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22-Oct-15	Cressy District High School	Donation - School Achievement Awards	\$90
22-Oct-15	Avoca Primary School	Donation - School Achievement Awards	\$30
2-Dec-15	Perth Fire Brigade	Donation	\$50
22-Dec-15	Longford Fire Brigade	Donation	\$100
	Campbell Town Medical Centre	Donation - re: late Mr L Triffitt	\$50
Planning/Building Applications Remitted			
14-Oct-15	Evandale Light Railway	Planning / Building Application fees	\$218
3-Feb-16	Evandale Light Railway	Planning / Building Application fees	\$402
Sporting/Academic Achievements			
22-Jul-15	Mr Bailey Groves	28th Summer Universiade South Korea	\$120
22-Jul-15	Ms Teresa Morris	Aust Darts Championships WA	\$60
5-Aug-15	Miss Kara Zaporozec	Indoor Bias Bowls Championships 2015	\$60
5-Aug-15	Mr Simon Zaporozec	Indoor Bias Bowls Championships 2015	\$60
5-Aug-15	Mrs Julie Zaporozec	Indoor Bias Bowls Championships 2015	\$60
5-Aug-15	Miss Kaitlyn Cawthen	Indoor Bias Bowls Championships 2015	\$60
5-Aug-15	Ms Narinda Cawthen	Indoor Bias Bowls Championships 2015	\$60
5-Aug-15	Mrs Helen Farrow	Indoor Bias Bowls Championships 2015	\$60
5-Aug-15	Miss Georgia Brown	2016 Aust Jamboree in Sydney - Cressy Scouts	\$60
11-Aug-15	Mr Chayce Jones	All Australian U15 Football Team	\$120
30-Sep-15	Ms M Barron	2016 Womens Fast Pitch Softball Team	\$60
30-Sep-15	Mr C Barron	2016 Mens Fast Pitch Softball Team	\$60
15-Sep-15	Ms Jenna Myers	Australian Club Championships - Weightlifting	\$60
15-Sep-15	Ms Alysha Verwey	Australian Equestrian Interschool Championships	\$60
10-Nov-15	Miss Emily Acheson	2016 Aust Jamboree in Sydney - Cressy Scouts	\$60
10-Nov-15	Miss Sophie Parkin	National U15 Girls Cricket Carnival 2016	\$60
18-Nov-15	Miss Kasman Murfet	Royal Edinburgh Military Tattoo - Virginia USA 2016	\$120
TOTAL DONATIONS			\$26,970

15 ACTION ITEMS: COUNCIL MINUTES

Date	Min. Ref.	Details	Action Required	Officer	Current Status	Expected Date of Completion
14/12/2015	363/15	Confirmation Of Minutes - Campbell Town District Forum	That Council note and investigate the following recommendations of the Campbell Town District Forum: iii) That Council write to Redline and request the bus stop at the designated bus shelter on High Street, Campbell Town.	Executive Officer	Letter sent to Redline. Awaiting response.	
14/12/2015	363/15	Confirmation Of Minutes - Ross Local District Committee	That Council note and investigate the following recommendations of the Ross Local District Committee: That Council ii) pay for an acoustics engineer to assess the Ross Town Hall.	Executive Officer	Quotes received. To be progressed.	
18/01/2016	11/16	LGAT General Meeting: Call for Discussion Topics	That Council propose the following Discussion Topics for the Local Government Association of Tasmania General Meeting of 12 February 2016: Constitutional Role of Local Government; Low income housing and housing for itinerant workers; and Tyre levy.	General Manager		
16/11/2015	322/15	Recommendations Of Sub Committees - Ross Local District Committee	That Council note and investigate the following recommendations of the Ross Local District Committee: That Council ... ii) investigate the installation of a consolidated sign (e.g. Evandale) for businesses in Ross.	Executive Officer	Committee to approach businesses in Ross to gauge interest for co-op style model.	
17/08/2015	212/15	Confirmation Of Minutes - Longford Local District Committee	That Council note and investigate the following recommendation of the Longford Local District Committee: That Council officers establish with State Growth permissible signage for the eastern and western approaches to Longford from Illawarra Road.	General Manager	Discussions ongoing with Department of State Growth.	

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Date	Min. Ref.	Details	Action Required	Officer	Current Status	Expected Date of Completion
19/10/2015	287/15	Confirmation Of Minutes - Northern Midlands Economic Development Committee	That Council note and investigate the following recommendations of the Northern Midlands Economic Development Committee: 1. That Council make further representation to TasGas with regard to bringing gas to TRANSlink.	General Manager	Discussions with TasGas ongoing.	
8/12/2014	329/14	Economic Development	That Council facilitate meetings with the local businesses in each of the towns to explore business opportunities and other matters of interest.	General Manager	To be progressed.	
22/06/2015	148/15	Information Items	That TasWater be requested to provide a water tank to the Conara community.	General Manager	Cr Gordon met with TasWater, awaiting outcome of discussions.	
18/01/2016	06/16	Information Items	That the General Manager formally seek a copy of the State Government tyre report as soon as possible.	General Manager	Letter sent, awaiting advice.	
21/09/2015	257/15	Local Government Reform	That i) the General Manager continue to participate in discussions with the councils to achieve a collaborative approach to the regional benchmarking project. ii) the fee offer from CT Managerial Group be noted and a decision on the matter be held in abeyance.	General Manager	Ongoing.	
21/09/2015	265/15	Proposed By-Law: Animal Management	That management prepare, for Council's consideration, a draft Animal Management By-Law, inclusive of explanatory materials setting out what the by-law will cover and the impact it will have	General Manager	In progress.	
16/11/2015	322/15	Recommendations Of Sub Committees - Avoca, Royal George & Rossarden Local District Committee	That Council note and investigate the following recommendations of the Avoca, Royal George & Rossarden Local District Committee: That Council pursue the provision of affordable housing in small communities such as Avoca and Royal George.	General Manager	Matter investigated. On-line sewerage requirement for affordable housing to be considered.	
21/09/2015	266/15	Stokes Park: Concept Plan	That i) management meet with Mr Stokes to discuss the concept plan. ii) management be authorised to seek community comment on the previously prepared concept plans for Stokes Park. iii) the comments received be used as a basis for amending the concept plans and then presented to Council at a Workshop. iv) the horse trail be considered as part of the concept plans.	General Manager	To be progressed.	
18/01/2016	10/16	TasWater Services and Infrastructure Upgrade	Council agrees to actively promote to the State and Federal Governments, and other appropriate forums, the importance of investment in TasWater to enable the planned upgrade of the State's water and sewerage infrastructure	General Manager	In progress.	
21/09/2015	272/15	West Perth Stormwater Assessment	That Council 1) initiate ongoing discussion with the State Government and TasRail to fully investigate opportunities to fund the required upgrade of Youl Main Road and Drummond Street and their associated drainage culverts, including culverts under the railway line; and 2) concurrently investigate the introduction of a stormwater head-works levy.	General Manager	Underway.	
19/10/2015	287/15	Confirmation Of Minutes - Campbell Town District Forum	That Council note and investigate the following recommendation of the Campbell Town District Forum: 2. That council investigates Blackburn Park's suitability for free overnight camping for self contained vehicles and opportunities for relocation.	Planning & Development Manager	Report to March 2016 Council meeting.	Mar-16

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Date	Min. Ref.	Details	Action Required	Officer	Current Status	Expected Date of Completion
18/01/2016	14/16	Draft Tasmanian Integrated Freight Strategy	That Council support the preparation a response to the Draft Integrated Transport Strategy having regard to comments provided by Ms Witt of SGS and matters raised by Councillors, including: 1) The draft strategy fails to address the significant role of the existing freight and logistics hub of Launceston Gateway, incorporating the Western Junction rail link, the Launceston Airport and the Translink Industrial and Commercial Estate; 2) Northern Midlands Council continues to lobby for essential road upgrade works between the Breadalbane round-about and Leighlands Road. 3) The status of Illawarra Road between the Bass and Midland Highways should be upgraded to recognise its current function as an integral component of the Burnie to Hobart link. 4) The Launceston Gateway should be specifically included within policy position 3.5. 5) The Launceston Gateway should be specifically included within the three actions listed under section 3. 6) When preparing to deliver a new rail access framework also develop a Tourism Strategy for TasRail that works alongside maintaining existing freight capacity and so attract and enhance visitor experience.	Planning & Development Manager	Complete.	
18/01/2016	18/16	Land Use and Development Strategy	That Council support the preparation of a comprehensive and contemporary Land Use and Development Strategy for the Northern Midlands and resolve that: i) Officers prepare a detailed project brief; ii) On completion of the brief, tenders be called to undertake the project; iii) That a budget variation of up to \$40,000, representing initial consultancy fees, be approved if required; and iv) A strategic planning allocation of \$300,000 be provided in the 2016/17 draft budget.	Planning & Development Manager	Brief being prepared.	
21/09/2015	273/15	Longford LED/Neon Signage	That the issue of large non-compliant signs be addressed and that a policy be developed in relation to the small compact signs.	Planning & Development Manager	Report to April 2016 Council meeting.	Apr-16
19/10/2015	310/15	Planning Practice Quarterly Report: July – September 2015	future quarterly reports include trending information and be in an updated format	Planning & Development Manager	Format being addressed.	
13/10/2014	267/14	Policy Review: Policy 30 – Dog Management Policy	That Council endorse the proposed changes to Policy 30, as highlighted in the attached document, for public exhibition in accordance with s.7 of the Dog Control Act 2000.	Planning & Development Manager	Under further review.	Mar-16
18/01/2016	13/16	Residential Densities	That an analysis of residential density throughout the Northern Midlands Council area be addressed in conjunction with the Land Use and Development Strategy (as discussed in item P&D3).	Planning & Development Manager	Noted.	
19/10/2015	294/15	Concerns With Hawthorn Hedge & Infrastructure – Falls Park Evandale	That the matter be considered by the Evandale Advisory Committee	Executive Assistant	Matter considered at 2 February meeting.	
20/04/2015	91/15	Frequency of Kerbside Refuse Collection	That Council continues to provide a fortnightly collection service and encourages residents to request additional bins if they have insufficient capacity, and investigate if the Regional Waste Management Group could undertake a Green Waste Collection trial within the Northern Midlands.	Works & Infrastructure Manager	Referred to Regional Waste Committee.	
21/09/2015	250/15	Council's Disability Discrimination Access Action Plan	That Council appoint Councillor Cr Adams to the Northern Midlands Disability Discrimination Action Committee and endorse the membership, comprising Mr Dale Luttrell, Ms Jan Harvey, Mrs Karen Bell, name of Campbell Town resident with a disability to be advised) and Council's Manager Economic and Community Development, Manager Corporate Services or Unit delegate, and Manager Planning and Development or Unit delegate.	Economic & Community Development Manager	First committee meeting held 6/10. Campbell Town access assessment completed. Staff & community surveys being developed.	May-16

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Date	Min. Ref.	Details	Action Required	Officer	Current Status	Expected Date of Completion
14/12/2015	369/15	Financial and Economic Analysis of the Campbell Town War Memorial Oval Precinct Development Plan	That Council: i) accept in principle the Campbell Town War Memorial Oval Precinct Redevelopment: Financial and Economic Analysis Report; ii) approve Council Officers pursuing external funding opportunities to implement the recommendation of the report: being that the Multi-Function Centre is economically feasible, iii) seek a business plan with a statewide perspective and further information from the AFL.	Economic & Community Development Manager	Consultant has provided indicative financial analysis for the multi-function centre.	
17/08/2015	232/15	Heart FM Community Radio Station	That Council approve the allocation of \$11,000 to fund the conversion of the room in the Memorial Hall into HeartFM's studio and office, and in return Council will receive at no charge a Gold Level Sponsorship package with HeartFM across 2015-2018.	Economic & Community Development Manager	Progress delayed by Telstra negotiations re use of their tower near Poatina.	Dec-15
18/01/2016	07/16	Honeysuckle Banks Masterplan	That Council: i) Accept in principle, the draft Honeysuckle Banks masterplan; and ii) Release the draft Honeysuckle Banks masterplan for community consultation.	Economic & Community Development Manager	Community consultation across February 2016.	
18/01/2016	09/16	Longford Destination Play Space and Playground	That Council allocate \$250,000 for Stage 1 of the Kompan Icon Play Space and Contemporary Playground to be installed on Longford Village Green in 2016/17 and the balance of the allocation to be considered as part of the 2017/18 budget deliberations.	Economic & Community Development Manager	Report to Council.	
21/09/2015	252/14	Longford Destination Play Space: Proposed Stage Two Development	i) That Council support the inclusion of a Liberty Swing and Carousel in the planned Longford Play Space on the proviso that the funding for the purchase and installation of the Liberty Swing and fencing, and the associated additional rubber softfall is secured by Mrs Karen Bell; and ii) That Council contribute \$5,000 toward the purchase and installation of the Liberty Swing and Carousel; and iii) Should the funding application for the playspace not be successful, that Council continue to progress the installation of the liberty swing and carousel.	Economic & Community Development Manager	Mrs Bell has reported that she is making steady progress with the fundraising.	
18/01/2016	08/16	Longford Placemaking Strategy / Visitor Appeal Study: Activation Plan	That Council: i) In-principle accept the Longford Activation Plan; ii) Approve the public release of the Longford Activation Plan; iii) Approve the appointment of an Activation Plan Champion to coordinate and lead the implementation of the plan.	Economic & Community Development Manager	Activation plan publicly released. Champion being recruited.	
22/06/2015	150/15	Northern Midlands Community Sports Centre Master Plan	That Council: i) Accept the Northern Midlands Community Sports Centre Master Plan in principle; and ii) Request Council Officers, in collaboration with Health Revival Longford, to review the recommended implementation stages in the Master Plan and develop a revised prioritised list of implementation stages; with the exclusion of the therapy pool.	Economic & Community Development Manager	Revised priority staging developed. Plans prepared for the new gym and storage area.	
21/09/2015	251/15	Proposal For A Stand Alone Visitor Information And Tourist Centre At Longford	That Council 2. support a 3 year trial of a Visitor Information Centre in the Memorial Hall, Longford, contributing up to \$15,000 toward the cost of equipment and furniture, subject to the following: a) Consultation with existing users is undertaken and an agreement reached in respect to shared use of the Hall; and b) The establishment of a group (independent of Council) to manage and man the Visitor Information Centre. 3. liaise with the Heart FM, Longford Tourism Group, Longford Local District Committee and Northern Midlands Business Association.	Economic & Community Development Manager	Matter being discussed with Longford Local District Committee, Longford Business & Tourism Association.	
21/09/2015	249/15	Tom Roberts: Proposed Interpretation And Grave Upkeep	That Council: i) endorse the proposal for Tom Robert's interpretation at Longford and/or Christ Church Illawarra, and ii) enter into negotiations with Christ Church with regard to the upkeep of Tom Robert's grave.	Economic & Community Development Manager	Negotiations underway with Dumaresq family & Tom Roberts descendants to also be consulted. Draft interpretation board design prepared.	

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Date	Min. Ref.	Details	Action Required	Officer	Current Status	Expected Date of Completion
16/11/2015	322/15	Recommendations Of Sub Committees - Nile Catchment and Landcare Group Inc.	That Council note and investigate the following recommendations of the Nile Catchment and Landcare Group Inc. - That Council investigate the possibility of extending the wheelie bin service from Winburn (where it currently ends), along the Deddington Road to Deddington, then back to the Nile Road via Bryants Lane.	Corporate Services Manager		
17/08/2015	212/15	Confirmation Of Minutes - Ross Local District Committee	That Council note and investigate the following recommendation of the Ross Local District Committee: That Council investigate the installation of a bus stop and shelter on Church Street, Ross on the land next to the Town Hall and in front of the Public Toilet for all school buses.	Works & Infrastructure Manager	see minute 363/15 below.	
19/10/2015	287/15	Confirmation Of Minutes - Campbell Town District Forum	That Council note and investigate the following recommendation of the Campbell Town District Forum: 1. That the signs for the museum are re-hung so they are more visible for passing cars.	Works & Infrastructure Manager		
19/10/2015	287/15	Confirmation Of Minutes - Campbell Town District Forum	That Council note and investigate the following recommendation of the Campbell Town District Forum: 3. That Council investigate installation of BBQs in Valentine Park.	Works & Infrastructure Manager		
14/12/2015	363/15	Confirmation Of Minutes - Ross Local District Committee	That Council note and investigate the following recommendations of the Ross Local District Committee: That Council i) erect a bus shelter behind the Ross Town Hall and retain the Bus Only sign at its present location.	Works & Infrastructure Manager	Plans sought from David Denman, based on standard NMC bus shelters.	
20/04/2015	102/15	Priority Project: Sealing of Nile Road	That Council authorises the preparation of an economic appraisal of road infrastructure investment for the sealing of the Nile Road, up to a maximum of \$10,000.	Works & Infrastructure Manager	Consultant appointed.	
14/12/2015	377/15	Proposed Deddington Waste And Recycling Collection	Review the collection of waste and recycling in rural areas and the impact on current costs to all users should the service be provided.	Works & Infrastructure Manager	included in budget review.	
16/11/2015	322/15	Recommendations Of Sub Committees - Cressy Local District Committee	That Council note and investigate the following recommendations of the Cressy Local District Committee: That Council: i) place a cover over the Cressy history board to preserve it from the elements. ii) investigate a sign indicating the location of the halfway school be located on Cressy Road.	Works & Infrastructure Manager	under consideration.	
18/05/2015	118/15	Recommendations Of Sub Committees - Ross Local District Committee	That Council note and investigate the following recommendation of the Ross Local District Committee: That the new picnic table on the northern end of Church Street be moved to the southern end of Church Street, and be replaced with the existing sandstone style.	Works & Infrastructure Manager	To be considered in future capital works programme.	

LONG TERM ACTIONS

Date	Min. Ref.	Details	Action Required	Officer	Current Status	Expected Date of Completion
20/04/2015	105/15	Northern Midlands Towns Entrance Statements	That Council authorises officers to investigate the cost to design and implement entrance statements for: a) Avoca; b) Campbell Town; c) Cressy; d) Evandale; e) Longford; f) Perth; g) Ross; and list within the draft 2015/2016 budget for consideration	Executive Officer	Measurements/materials info being sought re Cressy sign. Approval being sought from State Growth re Ross sign.	
18/05/2015	118/15	Recommendations Of Sub Committees - Longford Local District Committee	That Council note and investigate the following recommendation of the Longford Local District Committee: The Longford Local District Committee recommends Council establish a bi-lateral agreement with State Growth for the maintenance of the appearance and condition of the roundabout and its surrounds.	Executive Officer	Complete.	
18/05/2015	125/15	Glenorchy City Council Re: Council Reform	That Council defer any action on this request from Glenorchy City Council awaiting the outcome of current benchmarking project with neighbouring councils.	General Manager		

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Date	Min. Ref.	Details	Action Required	Officer	Current Status	Expected Date of Completion
15/10/2012	262/12 (3)	Sub Committee Recommendations - Cressy Local District Committee	That funding be sought for the establishment of a cycle way between Cressy and Longford or other areas that may be appropriate	General Manager	Awaiting suitable grant funding program.	Review 6 Monthly
16/09/2013	226/13 (3)	Recommendations of Sub Committees - Natural Resource Management Committee	That Council investigate the feasibility of a trial of cat management activities in a local community in the Municipality with a view to test the effectiveness of cat control in reducing populations of feral and unrestrained cats. It is suggested that the investigation consider approaches used in the Bellingham area as a model for use in NMC.	NRM Officer / Planning & Development Manager	Awaiting outcome of State Government Cat Management Plan.	
16/03/2015	60/15	Confirmation Of Minutes - Recommendations Of Sub Committees - Ross Local District Committee	note and investigate the following recommendations of the Ross Local District Committee: The Ross Local District Committee request the Northern Midlands Council to have all cats registered.	Planning & Development Manager	Awaiting outcome of State Government Cat Management Plan.	
16/03/2015	63/15	Longford Horse Association	Approves expenditure of a maximum of \$2,000 from the Economic Development Committee budget to fund a consultant to review the proposed Longford Horse Trail to identify opportunities and restraints; and report back to Council.	Economic & Community Dev. Manager	To be addressed as part of the Longford CBD Urban Design Plan.	
15/09/2014	220/14	Confirmation of Minutes	That Council create an inventory of goods and chattels owned by Council.	Corporate Services Manager	Ongoing. Godfrey Rivers paintings restored.	30-Jun-16
19/10/2015	287/15	Confirmation Of Minutes - Ross Local District Committee	That Council note and investigate the following recommendation of the Ross Local District Committee: That the Badajos Street and Boulevard railway crossings be widened to allow for traffic to pass simultaneously.	Works & Infrastructure Manager	To be considered as part of future capital works programme.	

Matters that are grey shaded have been finalised and will be deleted from this schedule

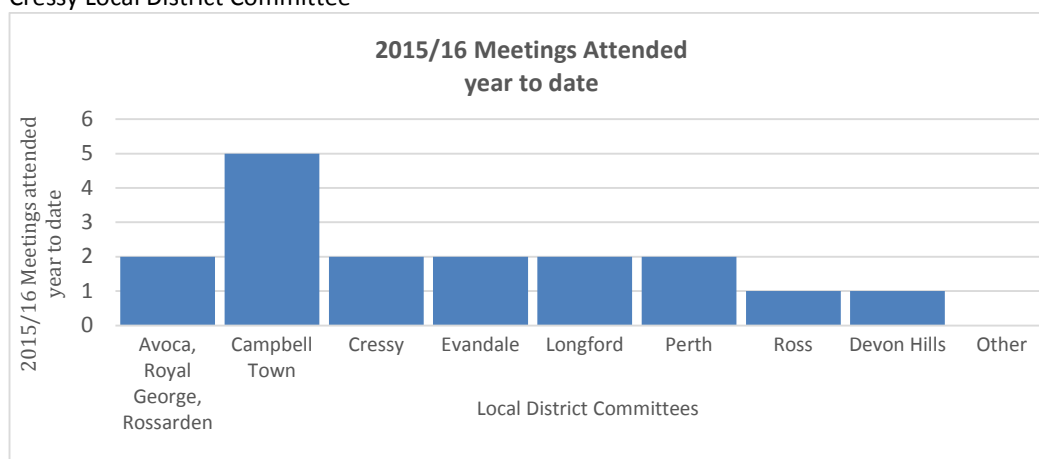
16 KEY ISSUES BEING CONSIDERED: MANAGERS' REPORTS

Activities from the 1 to 31 January 2016

1. GOVERNANCE UNIT –GENERAL MANAGER

Governance – Meetings/Conferences

- Council meetings:
 - Ordinary meeting 18 January
- Council Workshops:
 - Nil
- Community meetings:
 - Avoca, Royal George & Rossarden Local District Committee
 - Cressy Local District Committee



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- Executive Management Team:
 - 20 January
- Staff Meeting
 - 12 January
 - 26 January
- Other Meetings:
 - Met with Robert Harrison
 - Met with Don Porter re access issues
 - Met with Tim Chugg re tyres
 - Attended teleconference with TasWater re Campbell Town / Ross Water Supply
 - Attended Business World Magazine Interview together with Mayor Downie and Ms Green
 - Met with Lyell Strambi and others re Launceston Airport
 - Met with Brad Johnstone CEO Stornoway
 - Met on site with Lange Design re Launceston Airport Roundabout landscaping
 - Met with Greg Preece – Meander Valley Council
 - Met re potential war museum at Campbell Town
 - Met with Michael Ince re Asset Interface Agreement - NMC / TasRail
 - Met with Phil Winfield, TasGas
 - Met with Linus Grant, Chair Longford Local District Committee re Village Well

b. General Business:

- Health & Safety and Risk Management Review
- NBN Rollout
- Sub Regional Alliance
- Legal issues, leases and agreement reviews
- Interim Planning Scheme issues
- Road Construction
- Engineering Services
- Drainage issues & TRANSlink stormwater
- Road and Traffic issues
- Resource Sharing
- Animal Control
- Buildings
- Tourism
- NRM North
- Staff issues/Employment
- Childcare issues
- Management Agreements and Committee Administration
- Office improvements
- Media releases and news items
- Grant application administration and support letters
- Local District Committee project support
- Event management
- Governance Audit
- General correspondence.

c. Other Activities:

- Citizenships
- Agenda
- Councillor requests, meetings, speeches, emails & phone enquiries
- Project support
- Newsletters
- Staff

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15 FEBRUARY 2016



2. CORPORATE SERVICES BUSINESS UNIT

a. Customer Service

- Member of the National Local Government Customer Service Network.
- Service Tasmania contract for services in Campbell Town.
- Policy reviews.

b. Finance

- Rates and dog licence issue & collection, valuation maintenance and adjustments, supplementary valuations, street numbering, electronic receipting & direct debit systems, interest and penalty.
- Pension rebates claims and maintenance, classification for two rebate maximums, verification of data.
- Sundry Debtors, and aging account review.
- Creditor payments and enquiries.
- Payroll, ETP calculations, payroll tax, child support, maternity leave, PAYG & annual summaries, superannuation, salary sacrifice, Workplace Legislation changes, EB provisions, salary reviews, staff training, leave accrual adjustments, leave loading calculations, Councillor allowances and expenses, Workers Compensation claims and payments, Award adjustments, sundry HR and policy issues.
- Property sales for unpaid rates, Debt Collection services, and Debt summons/warrants.
- Budget adjustments, End of Year Financials, KPI return, Asset Management, Fleet Hire, Long Term Financial Planning, Audit and Annual Report.
- Grants Commission information, sundry grant reporting and auditing. Committee financial management support and auditing.
- Property ownership, licences and leases, property committee, aged care unit tenancy, unclaimed monies register, Public Land Register, and sports centre management support.
- Records Management, archives, website and facebook, town and local committee web pages, new resident's information, council information policies and procedures.
- Banking & Investments, Direct Debit, Ezidebit, BPay Billing etc. and setup alterations.
- Rate System issues, 2015/16 Rating and Budget issues, General Finance, ABS Data Collection, and Grant Funding issues, Tax issues including GST PAYG FBT Fuel & Land Tax, and Northern Finance committee.
- Cemetery management, onsite map display and website databases.
- Roads to Recovery work schedules, mapping, Annual Report and quarterly reports.
- Childcare financial reporting, audit, budgets & fee schedule reconciliations. Service support and account issues.
- General accounting, customer service, correspondence and reports.
- Audit & Audit committee procedures, processes and support.
- Emergency Management meetings, EM Plan reviews, Emergency Risk Register, Strategic Fire Plan meetings, Emergency desktop exercise and general administration issues.
- Waste Transfer Station Management issues, Kerbside waste collection contract issues and special clean-up service.
- General Office support and attendance of meetings, reports, emails & phone enquiries.
- Works & Infrastructure support.
- Tooms Lake & Lake Leake ownership transfers, caretaker support, licence fee review issues, and contract issues.
- Street lighting contract & aurora pole reporting and maintenance.
- Community events and Special Projects support.
- Risk Management, safety management and reporting, drug & alcohol policy administration, and contractor and volunteer management.
- Light Fleet Management.

c. Insurance

- Insurance renewals and policy maintenance.
- Risk Register review and audits.
- Workers Compensation claim reviews.
- 1 Motor Vehicle Claim.

d. Information Technology

- Server and desktop maintenance.
- Minor upgrades of other IT equipment.
- Open Office Software upgrades and enhancement requests.
- GIS maintenance and training.
- IT Independent Audit, Disaster Recovery & IT backup maintenance.
- Council Web Site, Town and Local District Committee site maintenance, NMBA website and HH App maintenance.
- Infonet system maintenance.
- ApproveTas maintenance.
- Cemetery database review.
- Office telephone system upgrade setup & Mobile phone plan review.
- Sundry database creation and maintenance.
- Mobile device applications implementation, and remote access logins.
- Building security systems maintenance.
- Microsoft software maintenance.
- Maintain photocopiers and printers.
- Advanced IT security implementation.
- WiFi network and hotspots.
- Fleet tracking.
- ECM Upgrade implementation & training.

3. ECONOMIC AND COMMUNITY DEVELOPMENT UNIT

a. Tourism/Economic Development focus

- Assisting Longford Rotary Club with the refreshing of the Blessing of the Harvest event.
- Preparing Council's application to the National Stronger Regions Fund Round Three.
-
- Managing the negotiations for the Longford Main Street Master Plan.
- Coordinated Council's funding application for Bridges Renewal Programmes Round One Funding for Westmoor Bridge, Powranna Road Cressy. Funding secured. Prepared and submitted application for funding in Round Two for Lake River Bridge on Macquarie Road. Funding secured. Funding Agreement being finalised.
- Assisting a local business with an application to the Tasmanian Jobs and Investment Fund
- Coordinated activities towards Council becoming a Refugee Welcome Zone.
- In discussion with Dr Jane Deeth regarding the proposed events across the state in 2017 to celebrate the 250th birthday of artist John Glover.
- Assisting the Dumaresq family resolve maintenance issues at the Christ Church Illawarra graveyard.
- Coordinating meetings of the Northern Midlands visitor centres, with the first meeting to be held March 9th 2016.
- Working with a dental practice to undertake a feasibility study on the demand for a private dental practice in the Northern Midlands.
- Managed the council pages for the February 2016 Country Courier.
- Managed the ticket sales, door sales, catering and refreshments for the highly successful Longford folk festival held on January 21. Final paperwork being processed.
- On a working group to develop convict-themed self guided tours of the Heritage Highway Region.
- Participating in the TNT Infrastructure and Cycling Strategy projects by providing data, participating in consultation sessions and reviewing report drafts.
- Assisting NSW-based author, Diana Reynolds with the promotion of her recently launched book: "A Small Girl's 1960s Tasmania".
- Prepared a funding application to the Stronger Communities Funding Program for the purchase of four marquees for hire to Northern Midlands events organisers. Have been advised the EOI was successful and the contract is awaited.
- Working with Councillor Polley on the Tom Roberts Interpretation Project and in preliminary stages of developing a plan for a Northern Midlands Artist Trail.
- Investigating with State Growth whether Council should consider supporting a public walk from Launceston

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to Hobart along the Midland Highway planned for Easter 2016.

- Longford Visitor Appeal Study: coordinating the implementation of the report recommendations
- Coordinating the implementation of the Longford Placemaking Strategy and associated activation plan. Project Champion being recruited.
- Liaising with Opcon Pty Ltd re the community consultation for the 2016 Longford Revival Festival and liaising with Woolmers and Brickendon Estates re their potential involvement in the festival.
- Member of the Northern Region Futures Plan working group.
- Commenced review of Council's online business directory.
- Managing the consultancy for the financial and economic analysis of the Campbell Town War Memorial Oval Precinct Development Plan.
- Managing the consultancies for the Perth and Longford Recreation Grounds Masterplans.
- Assisting the Heritage Highway Tourism Region Association Board with the implementation of the Association's 2015/16 Business Plan.
- Representing NMBA at the quarterly TCCI Chambers Alliance Forums.
- Collaborating with NMBA to plan the 2016 Northern Midlands 'Think Big: Shop Small' Campaign.
- Coordinating the implementation of the recommendations of the 'Tourism Potential of Ben Lomond National Park: Feasibility Study'.
- Supported a film company to develop a feasibility study towards the making of a Norfolk Island – Norfolk Plains documentary: company currently applying for funding.
- Facilitating the progressing of the agenda of the Northern Midlands Economic Development Committee, and managing the advertising of the sector representative positions on the committee.
- Serving on a working group aiming to secure a sustainable future for Heart FM Radio Station. Prepared a business case for Northern Midlands Community Broadcasters, assisted with the securing of a General Manager (voluntary position) for the radio station and progressing the development of the studio in the Memorial Hall.
- Assisted with securing funds from Your Community Heritage Grants program to interpret convict stories at Woolmers and Brickendon Estates. Assisting with the introduction of the convict-themed tours.
- Representing the Heritage Highway Region at quarterly Tourism Northern Tasmania Local Tourism Association forums.

b. Community development focus

- Preparing an application to the Cycling Luminaries Awards 2016 for the Longford velodrome.
- Preliminary investigation underway towards the possibility of developing a community/neighbourhood house in Longford.
- Assisting Longford Recreation Ground Committee with an application to Sport and Recreation Tasmania for synthetic grass improvements on the oval.
- Assisting Active Launceston to introduce the Strength to Strength Exercise Program into the Northern Midlands.
- Finalising the updating of Council's Community Recovery Plan.
- Coordinating the Honeysuckle Banks Masterplan community consultations.
- Investigating the possibility of establishing the Bicycle Network Sixty Ride in the Northern Midlands.
- Assisting LINC management develop the vision for the future of the LINC's at Longford and Campbell Town.
- Prepared a funding submission for Eating Disorders Association Tasmania for a community education program across the state in 2016, including facilitation of the evaluation of the program by UTAS. Outcome awaited.
- Prepared and submitted an application to the Heart Foundation Local Government Awards 2015. Award secured: announcement/cheque presentation event (Turbomeet at the Velodrome) held September 12th. Allocation of the award funds being finalised.
- Managing the development of the 2015-2020 Disability Discrimination Access Action Plan. First committee meeting held October 6th and town assessment visits being scheduled.
- Collaborating with Beacon Foundation and local district high schools to establish a Northern Midlands Business Partnership Group: assisted with organising the stakeholder held August 27th 2015. Managed the first Group Meeting held October 2015.
- Managing contracts with PCYCs and Northern Job Links for the first term 2016 youth programs.
- Participating in the implementation of the Master Plan for the Northern Midlands Health, Fitness and Sports Centre.

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- Coordinating Council's Further Education Bursary Program.
- Assisting Health Revival with efforts to secure grant funding to expand the range of programs and equipment at the Northern Midlands Sports Centre. To date, a grant has been secured from the Longford Rotary Club.
- Assisting Campbell Town resident Mr Bill Chugg to rehome his war memorabilia.
- Participating in the quarterly Northern Midlands Health Service Providers Forums.
- Participating on a state Equine Emergency Management working group.
- Member of the Northern Region Sport and Recreation Committee
- Member of Council's Health and Safety Committee

4. PLANNING & DEVELOPMENT UNIT

a. Policy

- Continuing participation in NTD regional planning committee.
- Ongoing review of current policies.
- Ongoing review of work programs and standard operating procedures.
- Regular planning and building assessment unit meetings.
- Participation in the Economic Development Committee.
- Pursue development of tyre recycling facility.
- Participation in State Planning Taskforce - Technical Reference Group.
- Participation in Launceston Gateway Project – Demand Analysis.
- Preparation of Land Use and Development Strategy proposal.
- Perth Strategy Plan

b. Health

- Ongoing issues requiring water samples etc.
- Liaise with Department of Health re. Royal George water quality issues.
- Liaise with Department of Health re. Avoca water quality issues.
- Ongoing testing of recreational water quality – pools and river swimming holes.
- Continue to support and administer the Immunisations programme.
- Licensing and inspection of food premises.
- Place of Assembly licence inspections and renewals is ongoing.
- Review of procedures for continuous improvement is ongoing.
- Ongoing review of potential asbestos issues (recent fire at Rossarden).
- Response and investigation of complaints – e.g. noise and odour.

c. Building.

- Follow up of illegal works continuing.
- Assistant Building Surveyors attending ongoing professional development training seminars.
- Plumbing inspections and assessment are ongoing.
- Review of procedures for continuous improvement is ongoing.
- Amended Plumbing and Building regulations to be assimilated into ongoing practices.

d. NRM

- Participation with the Mill Dam Committee.
- Operation of NRM Committee of Council.
- National rainwater and grey water initiative of the Australian Government – opportunities to be investigated.
- Environmental Management Plan – review of implementation programme.
- Review of relevant development proposals is ongoing.
- Weed management and action plan implementation.
- Follow up and monitoring of reported weed infestations
- Regular articles in local newspapers.
- Coordination of Mill Dam bank stabilisation project.
- Maintenance of Mill Dam plantings.

e. Compliance

- Permit conditions – Structured review of compliance with planning permit conditions – ongoing.

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- Building audit - ongoing.
- Service of Building and Planning Notices.
- Prosecution for illegal buildings and works ongoing as required.
- Signage.
- Follow up dog registrations and compliance with kennel and dangerous dog restrictions.
- Regular inspection visits to Mill Dam.
- Campaign re picking up after dogs.
- Active review of dogs not previously registered.
- Promote consistent processes across region.
- Fire Abatement inspections and notices.
- Overhanging tree inspections - Implementation of Policy.

f. Planning

- Participation in the TRANSlink working group.
- Consideration of TRANSlink rail hub development concept.
- Participation in Regional Planning Scheme issues.
- Consideration of Planning Directives.
- Consideration of proposed planning legislative amendments.
- Ongoing review of procedures and physical office environment.
- Brief for Heritage Streetscape project.
- Participation in Perth Structure Plan project.
- NMC Land Use Strategy.
- Active response to enquiries and development opportunities.
- Amendments to interim scheme.
- Assessment of development proposals.

g. Animal Control

- Continued follow up of dog registrations.
- Follow up of kennel licences
- After hours call outs for dog at large etc.
- Review of procedures.
- Dog attacks.
- Dangerous Dog declarations.

5. WORKS & INFRASTRUCTURE UNIT

In conjunction with INFO 5 – Works & Infrastructure Report.

a. Asset Management

- New asset information collection and verifications– ongoing.
- Programmed inspections of flood levee and associated infrastructure – ongoing.

b. Traffic Management

- Liaising with Department of State Growth to resolve traffic issues within municipality.
- Traffic counts on roads throughout the municipality – ongoing.

c. Development Work

- McShane subdivision, stage 2, (Seccombe Street, Perth) has reached practical completion.
- 4 Lot Pegasus subdivision Ross at practical completion.
- Stage 2 of Holliejett subdivision (3 lots) in Edward Street, Perth has reached practical completion.
- 3 lot Gadsby subdivision in Cromwell Street, Perth has reached practical completion.
- 5 lot Chugg subdivision in Malcombe Street, Longford has reached practical completion.
- 13 lot Shervan subdivision between Norfolk Street and Drummond Crescent, Perth has reached practical completion.
- Stage 2 of the Kerr/Bean/Shervan subdivision, Mulgrave and Seccombe Street, Perth has reached practical completion.
- 9 Lot Shervan Subdivision in Fairtlough Street, Perth has reached practical completion

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d. Waste Management

- Input into regional waste management discussions – ongoing.

e. Tenders and Contracts

- Work on Westmoor Bridge, Powranna Road - progressing.

f. Flood levee

- Programmed monthly/ bi-monthly inspections of flood levee carried out by Works and Infrastructure staff.

g. Engineering

- Input into Northern Regional Infrastructure group – ongoing.
- Hydraulic modelling of stormwater system in Western Junction Industrial Area – ongoing.
- Development of stormwater plans for all towns as required by the Urban Drainage Act 2013 – ongoing.

h. Capital works

- Construction of new kerb and channel in Glenelg Street, Campbell Town - in progress.
- Road reconstruction works on Wilmores Lane, practically complete.
- Construction of new turning head and drop off zone for the Perth Primary School – practically complete.
- Logan Road, new stormwater main – in progress.
- Sealing of Brickendon Street between Catherine Street and Cressy Road – Practically complete.

17 RESOURCE SHARING SUMMARY FROM 01 JULY 2015

Attachments: Section 1 – Page 38

Prepared by: *Martin Maddox, Accountant/Executive Officer*

Resource sharing summary for the period 1 July to 30 June 2016 was circulated in the Attachments.

18 VANDALISM

Prepared by: *Jonathan Galbraith; Engineering Officer*

Incident	Location	Estimated Cost of Damages		
		December 2015	Jan – Dec 2015	January 2015
Vandalism in toilet	Valentines Park	\$ 700		
Traffic counter vandalised	Wellington St, Longford	\$ 400		
Damage to door and weatherboards	Cressy Childcare Centre	\$ 700		
Damage to toilet cistern	Ross	\$ 50		
Toilet roll holders removed	Evandale	\$ 250		
TOTAL COST VANDALISM		\$ 2,100	\$ 1,100	\$ 1,100

DECISION

Cr

That the Information items be received.

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ECD 1 LONGFORD DESTINATION PLAY SPACE AND PLAYGROUND

Attachments: Section 1 – Page 39

File: 16/052
Responsible Officer: Lorraine Green, Manager Economic and Community Development
Report prepared by: Lorraine Green, Manager Economic and Community Development

1 PURPOSE OF REPORT

To request Council approve the placement of the order for stage one of the state of the art, electronic, destination play space, and the contemporary playground for younger children, on Longford Village Green, with the full payment to be made in 2016/2017.

2 INTRODUCTION/BACKGROUND

One of the key recommendations of the Longford Visitor Appeal Study was:

“create a family fun park/playground that is different, quite special and provides a quality experience that encourages repeat visits and positive word of mouth to promote it.”

Council considered this recommendation at the June 22nd 2015 Council Meeting and resolved:

DECISION

Cr Polley/Cr Lambert

That:

- a) Council authorises management to progress the preparation of a concept plan for the play space in consultation with stakeholders.*
- b) Council authorises Council officers to arrange a public forum to collate the ideas of the community for the project, prepare a brief and submit to play space developers.*
- c) Allocate a budget of \$10,000.*

Carried unanimously

Ultimate Play, Launceston-based Playground installers, who installed the destination playground at the Tail Race Centre, were asked to develop some preliminary concepts for Council/community consideration.

One concept was the Kompan Icon Play Space: ‘the electronic playground of the future which, by combining the joys of outdoor play with the immersion of video games, brings together two central elements of children’s modern need for play’. There are currently no such playgrounds in Tasmania and this would certainly be a destination play space that would attract families from across the state and tourists.

The Kompan Icon Play Space is suitable for all ages and abilities (including persons reliant on wheelchairs for mobility).

The play space and playground is to be located where the current children’s playground is on the Longford Village Green.

At Council’s August 17th, 2015, meeting, in closed Council, council considered the proposal to develop the state of the art, electronic destination play space and the contemporary playground at a total cost of \$413,158 GST inclusive.

Council make the following decision available to the public:

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DECISION

Cr Polley/Cr Knowles

That the matter be discussed.

Carried unanimously

Cr Knowles/Cr Polley

That Council endorse the playgrounds proposal prepared by Ultimate Play and commit to funding at least \$116,579 of the cost of the playgrounds.

Carried

Voting for the motion:

Acting Mayor Goss, Cr Polley, Cr Calvert, Cr Gordon, Cr Lambert, Cr Knowles, Cr Goninon

Voting against the motion:

Cr Adams

Council Officers subsequently made application to the 2015-2016 Tourism Funding Program for 50% of the funding (\$206,579) and to the Tasmanian Community Fund for \$90,000.

These funding programs are highly competitive and Council did not secure funding from either program.

At Council's January 18th 2016 Meeting, Council considered the proposal to fund the play space and playground in two stages. One stage comprising the installation of ten of the play space and playground equipment items, and stage two the remaining three pieces of play equipment.

Council resolved:

Cr Goninon/Cr Gordon

That Council allocate \$250,000 for Stage 1 of the Kompan Icon Play Space and Contemporary Playground to be installed on Longford Village Green in 2016/2017 and the balance of the allocation to be considered as part of the 2017/18 budget deliberations.

Carried

When this decision was communicated to the Mrs Carolyn White, Ultimate Play consultant, she advised if the stage one play space and playground order was placed in mid-February 2016, weather permitting, the play space and playground would be installed by early June 2016, and that Kompan is willing to accept full payment for stage one in 2016/2017.

3 STRATEGIC PLAN 2007/2017

The Strategic Plan 2007/2017 (2012/2013) Revision) provides the guidelines within which Council operates. The following "Volume 1 – Mapping Our Direction" goals have relevance to this issue:

Part 1B: Finance:

1.13 Asset Management

Part 2: The Local Economy

2.1 Long Term Economic Development

Part 3: The Local Community

3.2 Health

Part 5: Focus on Playground Assets

5.3 Community Facilities

Provide reserves, public open spaces, recreational facilities, cemeteries, public buildings and other council amenities which are designed, developed and maintained to meet the needs of the Northern Midlands community.

4 FINANCIAL IMPLICATIONS

The cost of stage one of the play space and playground has been quoted as \$252,701 GST exclusive.

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If the order for stage one of the project is not placed until 2016/2017, Ultimate Play estimates the cost of stage one will increase to at least \$287,000 GST exclusive due to the loss of a 15% discount currently on offer and the impact of a Kompan price increase that takes effect on July 1st 2016. The changing value of the Australian dollar may further increase the cost of a delayed start to stage one of the project.

5 RISK ISSUES

Delaying the implementation of this project impedes Council's goal of Longford becoming a tourist destination, and prevents the accrual of the economic and social benefits for Longford associated with the project.

6 COMMUNITY CONSULTATION

Community consultation with regard to the Kompan Icon Play Space and Playground indicated an overwhelming level of support for the project.

7 OPTIONS FOR COUNCIL TO CONSIDER

Council can either approve or not approve the placement of the order for stage one of the state of the art, electronic, destination play space, and the contemporary playground for younger children, on Longford Village Green, with the payment to be made in 2016/2017.

8 OFFICERS COMMENTS/CONCLUSION

The installation of the Kompan Icon Play Space and Contemporary Playground on Longford Village Green will attract significant numbers of intra and interstate visitors to Longford and it will hold these visitors in the town for longer periods, thus yielding significant economic benefits for local businesses.

It is noted that this proposal doesn't include the Liberty Swing for which Longford resident Mrs Bell is fundraising. Provision can be made to install the Liberty Swing as a stage two of the play space and playground project.

9 ATTACHMENTS

Ultimate Play: Victoria Square One Concept Design

RECOMMENDATION 1

That the matter be discussed.

RECOMMENDATION 2

That Council approves the placement of the order for stage one of the state of the art, electronic, destination play space, and the contemporary playground for younger children, on Longford Village Green, with the full payment to be made in 2016/2017.

DECISION

Cr

Cr

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ECD 2 FINANCIAL AND ECONOMIC ANALYSIS OF THE CAMPBELL TOWN WAR MEMORIAL OVAL PRECINCT DEVELOPMENT PLAN

File: 16/070
Responsible Officer: Lorraine Green, Manager Economic and Community Development
Report prepared by: Lorraine Green, Manager Economic and Community Development

1 PURPOSE OF REPORT

To seek Council's approval for Council officers to call quotes for the design of the new facility, incorporating public toilets, at the Campbell Town War Memorial Oval Precinct.

2 INTRODUCTION/BACKGROUND

In April 2014 Council entered a service agreement with Landscape Consultant, Mr Jeff McClintock, to prepare a development plan for the Campbell Town War Memorial Oval Precinct.

Mr McClintock's report 'Campbell Town War Memorial Oval Precinct Development Plan' was presented to Council at the December 8th 2014 Council Meeting. The report included a recommendation for the development of a multipurpose centre at the War Memorial Oval Precinct with a function room capable of holding 150 people,

Council resolved:

Cr Knowles/Cr Polley

That Council:

- i) Accept the Campbell Town War Memorial Oval Precinct Development Plan Report in principle;*
- ii) Table the Development Plan Report at the next meeting of the Campbell Town Local District Committee and advise the Committee that Council has accepted the Report in principle;*
- iii) Approve the development of a business plan, with a statewide perspective, to assess the viability of the proposed multipurpose centre;*
- iv) Authorise the Manager Economic and Community Development to progress the preparation of the project brief for the business plan, with the funding for the project to be identified within the next budget review.*

Carried unanimously

The project brief was developed and after assessing the expressions of interest received, a contract was entered into with Strategy 42 South to undertake the study. Strategy 42 South submitted the outcome of the study, "Campbell Town War Memorial Oval Precinct Redevelopment : Financial and Economic Analysis Report" and at the December 14th 2015 Council Meeting, Council resolved:

Cr Calvert/Cr Knowles

That Council:

- i) accept in principle the Campbell Town War Memorial Oval Precinct Redevelopment: Financial and Economic Analysis Report;*
- ii) approve Council Officers pursuing external funding opportunities to implement the recommendation of the report: being that the Multi-Function Centre is economically feasible;*
- iii) seek a business plan with a statewide perspective and further information from the AFL*

Carried unanimously

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In response, Strategy 42 South submitted an appendix to the report: "Indicative Financial Analysis of Multi-Function Centre". This report appendix was discussed at Council's February 2016 Council Workshop.

3 STRATEGIC PLAN 2007/2017

The Strategic Plan 2007/2017 (2012/2013 Revision) provides the guidelines within which Council operates. The following "Volume 1 – Mapping Our Direction" goal is relevant to this issue: 3.2 Health "To develop the health and well-being of Northern Midlands communities".

4 FINANCIAL IMPLICATIONS

The report states "The capital cost for the Multi-Function Centre has been estimated at \$2.125m, and for the club rooms at \$1.540m. Importantly, there is a significant degree of conservatism in the capital cost estimates and there may be opportunities to reduce the capital costs during the detailed design phase."

5 OPTIONS FOR COUNCIL TO CONSIDER

Council can

- i) request Council officers to call quotes for the design of the Multi-Function Centre:
- Or
- ii) request Council officers to call quotes for the design of the smaller clubrooms (incorporating change facilities and public toilets).

6 OFFICER'S COMMENTS/CONCLUSION

The objective of this consultancy was to determine if the extent of demand and economic return warrants the development of the proposed multipurpose centre as recommended in the Campbell Town War Memorial Oval Precinct Development Plan Report.

The consultant has determined that the Multi-Function Centre is feasible if a workable co-op management model can be implemented, however, the consultant estimates that model would have an ongoing shortfall of close to \$40,000 per annum after three years.

RECOMMENDATION

That

- i) Council officers call quotes for the design of a staged Multi-Function Centre, incorporating change facilities and public toilets.
- ii) Council prepares an application for the National Stronger Regions funding round.
- iii) Council incorporates in the 2016/2017 budget a funding allocation of \$1.1M, being a 50% contribution to the project.

DECISION

Cr

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GOV 6 NORTHERN MIDLANDS COUNCIL SPECIAL COMMITTEE APPOINTMENTS AND INSURANCE REQUIREMENTS

Attachments: Section 1 – Page 45

Responsible Officer: Des Jennings, General Manager
Report prepared by: Amanda Mason, Executive Officer

1 PURPOSE OF REPORT

The purpose of this report is to provide Councillors with information regarding its special committees, and also to provide Councillors with information regarding insurance for users of Council facilities and reserves.

2 INTRODUCTION/BACKGROUND

A request was received from Councillor Adams dated 3 February 2016, asking for a list of all Council Committees and Sub-Committees to be provided.

Further, Councillor Adams requested Council's present policy on public liability to be placed in the Agenda and listed for discussion.

An undated letter was received by Council on 29 January 2016 from the Ms Dee Alty in her capacity as Chairperson of the Longford Business & Tourism Association. The letter requested clear guidelines from Council regarding public liability insurance requirements for people using Council owned land and buildings, as well as guidelines for people invited to participate in Council organised events. A copy of the letter is attached to this report.

Special Committees

At its meeting of 10 November 2014 Council appointed Council representatives to all Committees of Council and outside bodies (Min. Ref. 287/14). A copy of the minute is attached to this report.

Subsequent to the requests of Councillor Adam, Councillor Goninon has requested a list of the dates and times of all meetings of Council's Special Committees be provided to Councillors for their information. That information has been requested from the committees.

Insurance

The Northern Midlands Council does not presently have in place a formal policy regarding insurance requirements for event holders, and participants in events on Northern Midlands Council owned land.

As a matter of practice, any person/organisation holding an event within the Northern Midlands Council must have in place their own Public Liability Insurance. Small scale events, such as the gathering of a group for a picnic or BBQ, or a function such as a wedding, can purchase cover under Council's insurance for a nominal fee (\$15 for an event where no alcohol is served, \$50 for an event where alcohol is served). This option is available to individuals or unincorporated bodies who do not have in place their own public liability insurance.

On the occasion where there is an event being held on Council land and the event organiser is engaging third parties to provide services, the third party must have in place public liability insurance, or be covered by the event organiser.

Advice has been received from Council's insurer that in the event the third party is performing a low risk task, then external public liability insurance may not be required. This however, is required to be assessed on a case by case basis.

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3 STRATEGIC PLAN 2007/2017

The Strategic Plan 2007/2017 (2012/2013 Revision) provides the guidelines within which Council operates. The following “Volume 1 – Mapping Our Direction” goals have relevance to this issue:

- 1.1 Governance
- 1.6 Risk Management

4 POLICY IMPLICATIONS

Council is required to have adequate insurance coverage in place at all times.

5 STATUTORY REQUIREMENTS

N/A

6 FINANCIAL IMPLICATIONS

If Council does not have in place adequate insurance coverage, or, ensure those holding events on Council property have adequate insurance coverage, then Council could be placed at financial risk in the event of an accident.

7 RISK ISSUES

There is a risk to Council, if it does not have in place adequate insurance coverage, or, ensure those holding events on Council property have adequate insurance coverage, that Council will be sued in the event of an accident.

8 CONSULTATION WITH STATE GOVERNMENT

N/A

9 COMMUNITY CONSULTATION

N/A

10 OPTIONS FOR COUNCIL TO CONSIDER

Council can consider whether or not it would like a formal policy in place regarding insurance coverage for events in the Northern Midlands.

11 OFFICER’S COMMENTS/CONCLUSION

Council’s Executive Officer works closely with event organisers to ensure that all events are appropriately covered by Public Liability Insurance. Council’s insurer is available and willing to answer any questions/clarify advice in respect to issues arising in relation to events and is a useful resource for Council’s Executive Officer.

12 ATTACHMENTS

- 12.1 Letter from Longford Business & Tourism Association, undated.
- 12.2 Min. Ref. 287/14 - 10 November 2014 (Councillor Appointments to Council Committees and outside bodies).
- 12.3 MAV Insurance Policy Schedule.
- 12.4 Casual Hirers Liability Schedule.

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RECOMMENDATION 1

That Council receive the information provided in this report.

DECISION

Cr

Cr

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GOV 7 LIGHTING: VELODROME & VILLAGE GREEN IMPROVEMENTS TO CHRISTMAS LIGHTING

Responsible Officer: Des Jennings, General Manager

Report prepared by: Des Jennings, General Manager

1 PURPOSE OF REPORT

To seek Council support to instigate a review of the current lighting arrangement for the Christmas and New Year period on the Village Green and the lighting of the Velodrome.

2 INTRODUCTION/BACKGROUND

The Village Green is a central passive recreational area with a number of facilities that attract locals and visitors.

One such attraction is the Christmas lighting of the tree on the corner of Wellington and Archer Streets in Longford.

It has been suggested through community comment to Councillor Andrew Calvert, that the lighting and the tree could do with some updating. Consequently, Councillor Calvert has asked for the matter to be listed on the Council Agenda for consideration.

The introduction of lighting to the velodrome would facilitate additional usage of the facility.

3 STRATEGIC PLAN

The Strategic Plan 2007/2017 (2012/2013 revision) provides the guidelines within which Council operates. The following, "Volume 1 – Mapping Our Direction" goals identified have relevance to this issue:

- **Part 1B: Finance**
1.13 Asset Management
- **Part 1B: Finance**
5.3 Community Facilities

4 POLICY IMPLICATIONS

There are no policy implications.

5 STATUTORY REQUIREMENTS

The site is subject to the provisions of the Planning Scheme. As the sites are within the Heritage Precinct, discretionary planning approval will be required for the erection of a Christmas tree or any free standing lighting. However, decoration of a living tree or existing features/structures would not require further approval.

6 FINANCIAL IMPLICATIONS

A quote has been sought on options for Christmas tree and architectural lighting for Longford Village Green.

Costs:

- | | |
|---|--------------------|
| • Provide option report for Christmas tree and architectural lighting | \$2,200 (plus GST) |
| • Provide detailed design for preferred lighting scheme and power reticulation design | \$3,500 (plus GST) |

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Quotes have not as yet been sort for options to illuminate the velodrome.

7 RISK ISSUES

Identified risks include:

- The appeal of the Christmas lighting arrangement diminishes with negative comment from the community.
- Council's inaction to follow-up on community support for a review and upgrade of lighting arrangements.
- Agreed future lighting arrangements are cost effective and installation is risk free.
- The approved and installed lighting arrangement fails to attract community viewing.

8 CONSULTATION WITH THE STATE GOVERNMENT

Consultation may be required with State Roads due to the proximity of the tree to be decorated with Christmas lighting.

9 COMMUNITY CONSULTATION

Community representation has raised the matter through Councillor Andrew Calvert, who has requested a report to Council for decision.

10 OPTIONS FOR COUNCIL TO CONSIDER

Council is to consider whether or not it supports the request for the lighting arrangements to be investigated and reported back to Council.

RECOMMENDATION 1

Council discuss the matter.

RECOMMENDATION 2

That Council officers be authorised to investigate suitable lighting arrangements for

- i) the tree and other areas of interest within Village Green; and
 - ii) Longford velodrome; and
- report back to Council.

DECISION

Cr

Cr

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GOV 8 LOCAL GOVERNMENT REFORM

Attachments: Section 1 – Page 80

Responsible Officer: Des Jennings, General Manager
Report prepared by: Des Jennings, General Manager

1 PURPOSE OF REPORT

Councillor Janet Lambert has requested that the matter of Local Government Reform be listed on the February Agenda for Councils consideration.

2 INTRODUCTION/BACKGROUND

Council, at its meetings in April, July, August and September have formally resolved the following:

20 April 2015: Minute Reference 101/15:

Cr Polley/Cr Goss

That

- i) Council agrees to collaborate with the councils of Meander Valley and West Tamar in a benchmarking exercise of financial and service delivery measures utilising the services of an independent consultant.*
- ii) the General Manager be authorised to engage a project consultant with local government experience.*

Carried unanimously

20 July 2015: Minute Reference 191/15:

Cr Adams/Cr Knowles

That Council authorise the Mayor to enter into discussions with all Tasmanian Councils that express an interest in respect to potential benchmarking and resource sharing initiatives.

Carried unanimously

17 August 2015: Minute Reference 218/15

Cr Polley/Cr Goninon

That the Council

- i) endorse engagement in a benchmarking project involving councils in northern Tasmania which establishes a standardised evidence base providing comparative data on both quantitative and qualitative aspects of operations and identifies areas of potential for resource sharing and other collaboration between councils;*
- ii) support the tender process for the feasibility study being open to consultants that are not included on the list of four consultants identified on the Tender Panel;*
- iii) the General Manager be authorised to appoint a consultant with suitable local government experience; and*
- iv) authorise the General Manager to report back to the September council meeting on a way forward, if no progress has been made on the benchmarking project involving other councils.*

Carried unanimously

21 September 2015: Minute Reference 257/15

Cr Knowles/Cr Goss

That

- i) the General Manager continue to participate in discussions with the councils to achieve a collaborative approach to the regional benchmarking project.*
- ii) the fee offer from CT Managerial Group be noted and a decision on the matter be held in abeyance.*

Carried unanimously

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3 STRATEGIC PLAN

The Strategic Plan 2007/2017 (2012/2013 revision) provides the guidelines within which Council operates. The following, “Volume 1 – Mapping Our Direction” goals identified have relevance to this issue:

- **Part 1A: Governance**
 - 1.1 Governance
 - 1.3 Community Dialogue
 - 1.4 Community Agendas
 - 1.8 Regional/ State/ Federal/ International Relations
- **Part 1B: Governance**
 - 1.9 Financial Management
 - 1.10 Customer Service
 - 1.12 Information Management
 - 1.13 Asset Management

4 POLICY IMPLICATIONS

There are no policy implications.

5 STATUTORY REQUIREMENTS

Local Government Act 1993.

6 FINANCIAL IMPLICATIONS

At the time of writing this report, the estimated cost for the eight Council project is in the vicinity of \$400,000 plus.

The cost for a Financial Sustainability Assessment for the Northern Midlands Council had been received and provided in closed council.

7 RISK ISSUES

It is critical that the eight councils engage an independent consultant to carry out the benchmarking project to ensure openness and transparency. With projects of this nature it is important to analyse the positives and negatives arising from the investigations.

Each Council must be open to the provision of data to allow its analysis in a consistent fashion that will support meaningful performance measures and benchmarks. Without a consistent approach and process mapping, data collection and input costings the benchmarking project will fail.

The acceptance of Council to proceed with a singular benchmarking project will only allow for comparison with State average and may not provide a clear comparison for judging like services and data (comparing apples with apples).

8 CONSULTATION WITH THE STATE GOVERNMENT

As the Minister for Local Government initiated the discussion on local government reform, it is important that the councils keep the Minister for Planning and Local Government, the Hon. Peter Gutwein MP, informed on the progress of the enterprise wide service review and benchmarking project.

9 COMMUNITY CONSULTATION

Community consultation would be integral in determining an outcome from the service review and benchmarking project. Outcomes from this project will be utilised to inform future strategic discussion with

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the community.

Local government faces increasingly demanding and complex community expectations with limited resources and competing demands, it is critical that councils find new ways to plan and deliver services so that local government is sustainable and able to flourish. Strategic collaboration and partnerships are ways that councils can respond to these challenges.

10 OPTIONS FOR COUNCIL TO CONSIDER

The options for Council to consider, include:

- i) not to accept the recommendation;
- ii) to proceed with the project; or
- iii) accept the proposal with modifications.

11 OFFICER'S COMMENTS/CONCLUSION

As background to the report previous Council reports are attached for Council's information.

A copy of the *Project Brief: Investigation of Shared Service Model* is attached for information and was provided to Minister Peter Gutwein's Office in December 2015. We are currently awaiting a response.

Newspaper articles detailing how the issue of amalgamation and resource sharing are playing out in the media are unable to be circulated as they are subject to copyright.

Councillors, on a number of occasions, have raised for discussion and exploration the Southern council's initiative, the Common Services Joint Venture.

Under this model, councils earn revenue through the provision of services and expertise to other councils. Assisting to minimise future rate increases, improved services and retention of skilled staff.

It is understood that participating councils provide and use the services available at an agreed cost.

Contact has been made with Brighton Council seeking background information on the Common Services Joint Venture. This information will be provided once received.

12 ATTACHMENTS

- i) Council Reports
- ii) Copy of Draft Brief: Investigation of Shared Service Model

RECOMMENDATION 1

That the matter be discussed.

RECOMMENDATION 2

That the General Manager continue to participate in discussions with the councils to achieve a collaborative approach to the regional benchmarking project.

DECISION

Cr

Cr

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W&I 1 MEMBERSHIP OF NORTHERN REGIONAL WASTE MANAGEMENT GROUP

Attachments: Section 1 – Page 100

Responsible Officer: Wayne Chellis – Works & Infrastructure Manager
Officer: Jonathan Galbraith – Engineering Officer

1 PURPOSE OF REPORT

The purpose of this report is to provide Council with information regarding membership of the Northern Regional Waste Management Group.

2 INTRODUCTION

In September 2007, all eight participating councils of Northern Tasmanian Development (Northern Midlands, Flinders Island, Meander Valley West Tamar, Launceston, George Town, Dorset and Break O Day) committed to a waste management agreement for northern Tasmania. This included a commitment that the Northern Tasmanian Waste Management Group (NTWMG) be responsible delivering waste and recycling programs on behalf of the region's member councils.

Member Councils pay a levee on all waste from their municipal area which is delivered to the Launceston Waste Centre (Remount Rd landfill site). The current Regional Waste Management Agreement expires on 30 June 2016. The agreement requires each Council to consider renewal prior to expiry of the agreement. Northern Midlands Council have been requested to provide feedback on whether they wish to remain as part of the group and whether they have any changes / inclusions to suggest for the future agreement.

3 STRATEGIC PLAN 2007-2017

Section 5.7 of Councils strategic plan 2007 – 2017 is relevant to this item

4 ROLE OF THE NORTHERN REGIONAL GROUP

Representatives of each Council in the group meet approximately 6 times per year and the wages of two staff based at the Launceston City Council are partly funded by the Waste Management Group to provide support and advice on Waste Management issues throughout the region.

The NTWMG works to achieve improvements in waste reduction and resource recovery, improve regional cooperation and coordination of waste services, oversee waste management policy setting and service delivery, and coordinate community education.

5 RECENT PROJECTS CARRIED OUT BY THE NORTHERN REGIONAL WASTE MANAGEMENT GROUP

Some recent projects include:

- Audits of recycling bins throughout the northern region to better educate residents on good recycling practice – These audits are ongoing and have led to a significant improvement in the amount of contamination in kerbside recycling
- Subsidy of e-waste recycling at Council Waste Transfer Stations
- Investigations into providing a kerbside greenwaste recycling services
- Education sessions for schools, community groups etc.
- TV and radio advertising

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6 FINANCIAL IMPLICATIONS

Council currently pay \$5.00 per tonne for waste which is disposed of at the Launceston Waste Centre, which equates to \$21,000 per year, depending on the amount of waste sent to the site. This is considered to be good value for money for the service that the Regional Waste Management Group provides.

7 RISK ISSUES

There are no significant risk issues associated with this proposal.

8 ATTACHMENTS

Regional Waste Management Agreement

RECOMMENDATION

That Council write to the Northern Regional Waste Management Group and advise that Council wish to continue their membership of the Northern Regional Waste Management Group

DECISION

Cr

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CORP 1 MONTHLY FINANCIAL STATEMENT

Attachments: Section 1 – Page 109

File: Subject 24/023
Prepared by: Maree Bricknell, Corporate Services Manager

1 PURPOSE OF REPORT

The purpose of this report is to present the monthly financial reports as at 31st January 2016.

2 INTRODUCTION/BACKGROUND

The Corporate Services Manager circulated a copy of the Monthly Financial Summary for the period ended 31st January 2016.

SUMMARY FINANCIAL REPORT

For Month Ending: 31-Jan-16 7

A. Operating Income and Expenditure						
	Budget	Year to Date Budget	Actual	(\$,000)	Target 100%	Comments
Rate Revenue	-\$9,446,051	-\$9,446,051	-\$9,289,365	-\$157	98.3%	
Recurrent Grant Revenue	-\$4,369,402	-\$2,548,818	-\$1,416,880	-\$1,132	55.6%	
Fees and Charges Revenue	-\$1,706,334	-\$995,362	-\$1,155,646	\$160	116.1%	SG Perth Bypass planning fees in advance \$186K
Interest Revenue	-\$272,000	-\$158,667	-\$191,192	\$33	120.5%	Accrued revenue adjustment included
Reimbursements Revenue	-\$88,898	-\$51,857	-\$79,938	\$28	154.2%	
Other Revenue	-\$1,161,942	-\$677,800	-\$773,839	\$96	114.2%	
	-\$17,044,627	-\$13,878,554	-\$12,906,860	-\$972	93.0%	
Employee costs	\$5,010,331	\$2,922,693	\$2,756,359	\$166	94.3%	
Material & Services Expenditure	\$4,637,063	\$2,704,953	\$2,623,101	\$82	97.0%	
Depreciation Expenditure	\$4,693,630	\$2,737,951	\$3,128,790	-\$391	114.3%	Budget adjustment required
Government Levies & Charges	\$662,620	\$386,528	\$213,995	\$173	55.4%	
Councillors Expenditure	\$187,332	\$109,277	\$100,555	\$9	92.0%	
Other Expenditure	\$813,525	\$640,579	\$658,795	-\$18	102.8%	
Plant Expenditure Paid	\$658,420	\$384,078	\$332,421	\$52	86.6%	
	\$16,662,921	\$9,886,060	\$9,814,016	\$72	99.3%	
	-\$381,706	-\$3,992,494	-\$3,092,844			
Gain on sale of Fixed Assets	\$0	\$0	-\$60,001	\$60	0.0%	Conara land sale
Loss on Sale of Fixed Assets	\$450,000	\$262,500	\$247,994	\$15	94.5%	
Underlying (Surplus) / Deficit	\$68,294	-\$3,729,994	-\$2,904,851			
	\$0		\$0			
Capital Grant Revenue	-\$2,352,000	-\$1,372,000	-\$927,446	-\$445	67.6%	No Powranna Bridge payments at this stage
Subdivider Contributions	-\$350,000	-\$204,167	0	-\$204	0.0%	No new assets recognised at this stage
Capital Revenue	-\$2,702,000	-\$1,576,167	-\$927,446			
	-		-			
Budget Alteration Requests						
- For Council authorisation by absolute majority						
- Authorised by General Manager under Delegation						

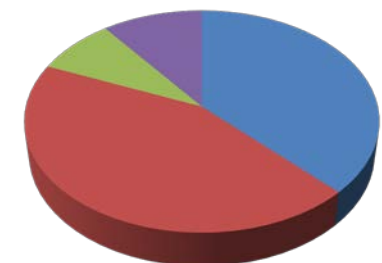
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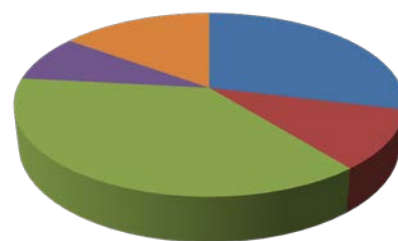
B. Balance Sheet Items					
	Year to Date Actual		Monthly Change		Same time last year
Comments					
Cash & Cash Equivalents					
Balance					
- Opening Cash balance	\$11,389,501		\$13,422,905		
- Cash Inflow	\$12,861,922		\$448,664		
- Cash Payments	-\$11,386,308		-\$1,006,455		
- Closing Cash balance	\$12,865,114		\$12,865,114		
	\$0		-		
Account Breakdown					
- Trading Accounts	\$985,526				
- Investments	\$11,879,588				
	\$12,865,114				
	-				
Summary of Investments	Investment Date	Maturity Date	Interest Rate%	Purchase Price	Maturity Value
Tasmanian Public Finance Corporation Call Account	1/01/2016	31/01/2016	2.00	\$5,067	\$5,076
CBA Call Account	27/01/2016	31/01/2016	1.90	\$1,526,167	\$1,526,485
CBA	4/11/2015	2/02/2016	2.75	\$3,000,000	\$3,020,342
WBC	15/12/2015	15/03/2016	2.86	\$2,012,793	\$2,027,145
ANZ	2/01/2016	2/04/2016	3.10	\$1,521,929	\$1,533,691
ANZ	14/05/2015	14/05/2016	2.80	\$1,277,499	\$1,313,367
Bass & Equitable	23/11/2015	23/05/2016	2.85	\$1,389,981	\$1,409,734
My State Financial	25/12/2015	25/07/2016	3.00	\$1,146,152	\$1,166,218
Total Investments				\$11,879,588	\$12,002,058

Total Investments by Rating (Standard & Poor's)



■ AA+ ■ AA- ■ BBB ■ Unrated

Investments by Institution



■ ANZ ■ B&E ■ CBA ■ MyState ■ Tascorp ■ Westpac

Rate Debtors	2015/16	% to Raised	Same Time Last Year	% to Raised
Balance b/fwd	\$1,017,753	11.2%	\$933,431	
Rates Raised	\$9,338,374		\$9,023,890	
	\$10,356,127		\$9,957,321	
Rates collected	\$6,969,620	74.6%	\$6,893,551	76.4%
Pension Rebates	\$409,214	4.4%		
Discount & Remissions	\$47,787	0.5%	\$551,170	6.1%
	\$7,426,622		\$7,444,721	

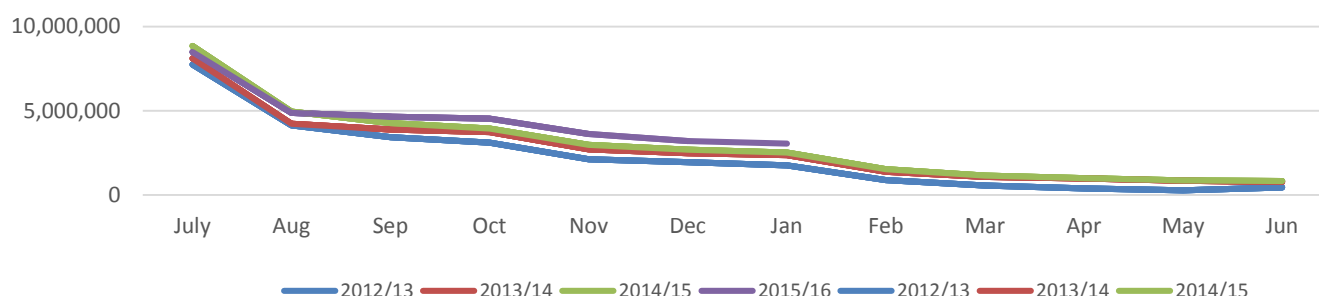
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Rates Outstanding	\$3,051,681	32.7%	\$2,512,599	27.8%	
Advance Payments received	-\$122,175	1.3%			

Outstanding Rates



Trade Debtors

Current balance	\$82,137		
- 30 Days		\$36,978	
- 60 Days		\$3,659	
- 90 Days		\$7,054	
- More than 90 days		\$34,445	
Summary of Accounts more than 90 days:			
- Norfolk Plains Book sales		1,305	
- Hire of meeting rooms		6,260	
- Removal of fire hazards		2,840	
- Damage to bridge		3,076	
- Dog Registrations & Fines		10,497	
- Sales		6,500	
- Building Plumbing Fees		420	
- Damage to tree guard		3,548	

- Paid by outlet as sold
- \$46.50 to be written off as bad debt
- Cannot locate debtor
- Sent to Fines Enforcement
- Arrangement to pay
- Arrangement to pay
- Arrangement to pay

C. Capital Program

	Budget	Actual (\$,000)	Target 58%	Comments
Renewal	\$7,878,651	\$2,064,909	26%	
New assets	\$3,241,201	\$1,570,579	48%	
Total	\$11,119,852	\$3,635,487	33%	
Major projects:				
- Powranna Bridge	\$1,922,000	\$1,305,227	68%	Concrete pier work commenced
- Lake River Bridge	\$1,250,000	\$155,306	12%	Awaiting outcome of grant application
- Ross Toilet Block Replacement	\$150,000	\$5,067	3%	Planning & Building Permit stage
- Glenelg Street K&G and Reconstruction	\$350,000	\$268,295	77%	Scheduled Dec/Jan
- Bond Street K&G and Reconstruction	\$115,000	\$127,416	111%	Substantially complete
- Wilmores Lane reconstruction	\$642,000	\$101,674	16%	Scheduled Jan/Feb
- Delmont Road reconstruction	\$390,000	\$259,702	67%	Scheduled Nov/Dec

* Full year to date capital expenditure for 2015/16 provided as an attachment.

D. Financial Health Indicators

	Target	Actual	Variance	Trend
Financial Ratios				
- Rate Revenue / Total Revenue	55.4%	57.5%	-2.1%	↑
- Own Source Revenue / Total Revenue	74%	89.0%	-14.7%	↓

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Sustainability Ratio

- Operating Surplus / Operating Revenue	-0.4%	22.5%	-22.9%	↘
- Debt / Own Source Revenue	0.0%	0.0%	0.0%	↔



Efficiency Ratios

- Receivables / Own Source Revenue	24.7%	27.3%	-2.6%	↘
- Employee costs / Revenue	29.4%	21.4%	8.0%	↗
- Renewal / Depreciation	167.9%	66.0%	101.9%	↗



Unit Costs

- Waste Collection per bin	\$9.80	\$10.23		↔
- Employee costs per hour	\$41.75	\$36.13		↗
- Rate Revenue per property	\$1,373.17	\$1,357.52		↔
- IT per employee hour	\$3.17	\$3.28		↘



E. Employee & WHS scorecard

	YTD	This Month
Number of Employees	87.1	97
New Employees	17	1
Resignations	1	1
Total hours worked	76286	10356
Lost Time Injuries	0	0
Lost Time Days	146	19
Safety Incidents Reported	18	7
Hazards Reported	11	3
Risk Incidents Reported	6	2
Insurance claims - Public Liability	2	0
Insurance claims - Industrial	3	0
Insurance claims - Motor Vehicle	6	1
IT - Unplanned lost time	0	0



3 ALTERATIONS TO 2015-16 BUDGET

Following a mid-year budget review of income and expenditure items the following alterations/variances are highlighted and explained:

3.1 GENERAL FUND

1. Bank Interest

Budgeted revenue from bank interest during 2015-16 was calculated at 2.25%, however given the advance grant funding received early in the year Council's projected Interest revenue is expected to be approximately \$125,000 in excess of budget by the end of June 2016.

2. Human Resources

Additional allocation of \$24,400 is required to fund the part time position to 30 June 2016 and additional HR consultancy expenses.

3. Consultancy

Project Consultancy allocation of \$120,000 has been increased by \$35,000 from third party contributions, and fully allocated to projects listed in the table below.

4. Workers Compensation

Workers Compensation Insurance increased due to some large projected payouts by approximately \$70,843 in excess of budget – employee oncost rates will need to be reviewed in the 2016/17 budget period.

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5. Property

Property sale income, contributed assets revenue budget to be provided, \$360,000.

6. Property Disposals

Loss on disposal of property/assets to be budgeted \$180,000.

7. General Rates Revenue

General Rates raised during this financial year are summarised below:

	Budget	Actual
Rate Run and supplementary Adjustments	\$ 8,262,747	\$ 8,289,988
Interest & Penalty	\$ 45,000	\$ 48,864
	<u>\$ 8,307,747</u>	<u>\$ 8,338,852</u>

General Rate Revenue has been received close to budgeted for the 2015-16 financial period, except that there is a need to make provision for a doubtful debt for some \$350,000.

8. Base Government Grants

Base Government Grants allocation need to be reduced as follows:

- Advance payment reduction adjustment \$697,195
- Revenue reduced allocation \$141,359

9. Liability Certificate Income

With property sales continuing on a steady basis, the Rate Certificate income is expected to exceed budget by approximately \$10,000 by 30 June 2016.

10. Childcare Services

An income and expenditure budget is required for a federally funded maternity leave and workers compensation reimbursements \$29,200, as well as an adjustment to the annual grant amount of \$1,630.

11. Youth

With review of the Youth Program a budget of \$24,000 has been reallocated to the employment of a Tourism/Events Special Projects Officer on a part time basis.

12. Northern Midlands Sports Centre

A formal lease has been agreed to with the Centre Manager, and funds paid will be reinvested into the centre.

13. Tourism

A budget is required for the contributions and expenditure associated with the Ben Lomond Skifield Study of \$15,000.

Funding for operating costs for public WiFi will be allocated from Tourism Other Projects \$2,000.

Budget allocation is required for Grant Income for the Heart Foundation LG Award, and its associated expenditure at the Longford Turbomeet \$2,000.

Budget allocation is required for the Longford Small Hall Folk Festival sale of tickets and refreshments, and associated expenditure \$5,000.

Budget allocation is required for the Grant Income for Australia Day celebrations, and associated expenditure of \$2,000.

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Increased budget for Regional Tourism Organisation subscription funded from Tourism Other projects \$4,720.

14. Economic Development

A budget reallocation from the Economic Development Committee to the engagement of a Longford Placemaking Champion of \$8,600 is required.

15. NRM Program

TEER Riverbank Erosion at Mill Dam Stage 1 \$11,000; Stage 2 \$8,081; and Green Army Stage 4 \$9,675 - Total \$28,756. These stages to be funded from stakeholder contributions and Council contribution from reallocation of savings in Building/Plumbing/Health wages \$24,000 and \$4,756 from Mill Dam maintenance account.

16. Works & Infrastructure Income & Expenditure

Income

Employee Training Grant revenue exceeds budget by \$8,455.

TasWater reimbursement income received \$5,835.

Lake River Riverworks rates not raised this year as directed by management committee requiring a budget adjustment to rate revenue and associated expenditure of \$15,090.

Road Grant revenue adjustments include:

- Advance payment reduction adjustment Roads \$772,219
- Revenue reduced allocation Roads \$ 24,065
- Advance payment reduction adjustment Bridges \$327,830
- Revenue reduced allocation Bridges \$8,638

Capital works supervision/administration allocation adjustment \$351,200.

Expenditure

Budget adjustment required for Road depreciation expense increase of \$298,080 and for Bridge depreciation expense increase of \$56,140.

17. Capital Works – Recreation

Budget allocation to Falls Park fence/hedge improvements deferred \$20,000.

18. Public Building Improvement Program (PBI)

An amount of approximately \$55,000 has been committed from the \$120,000 Public Building Improvement budget to date.

The restoration of the Campbell Town Old Pump Station project has been reduced by \$25,000.

19. Capital Works – Roads, Bridges and Stormwater

Blackspot and Vulnerable Road User Capital Grant revenue of \$92,050 successfully obtained for improvements to intersections at Perth.

Lake River Bridge (Bridge No. 7350) replacement to be funded from:

- Successful application under Bridge Replacement Grant Program for \$719,500
- Council allocation for \$719,500.

Macquarie Road reconstruction projects for Ch 32.940 to Chn 34.215 deferred pending legal negotiations, and reconstruction of Ch 10.68 to Chn 12.075 at a cost of \$275,000 to be brought forward into the 2015/16 period.

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An additional budget allocation of \$10,000 is required to fund the sealing of Brickendon Street, Longford from Cressy Road to Catherine Street (adjacent to the Dog Park) to alleviate dust, delineate between the road and carparking area, and remove the problem of grading such a small section of road between two sealed intersections.

19. Capital Works – Deferred

The following projects have been deferred until 2015-16 financial period:

- Campbell Town War Memorial Recreation Ground Building improvements awaiting business case assessment \$600,000.
- Frederick Street Perth stormwater upgrade \$140,000 deferred awaiting further investigation, and reallocate budget to Seccombe Street Perth stormwater extension between Minerva Drive and Fairtlough Street \$55,000 and balance to stormwater management plans engineering.

20. New Projects

New capital budget allocations are requested for:

- Construction of an Archives Storage Building at the Longford Depot at a cost of \$50,000.

Future large projects to be funded in coming budget periods include:

- Translink Stormwater upgrade works – costs to be determined.
- West Perth Stormwater upgrade works – costs to be determined.
- Campbell Town Recreation Ground Re-development – costs to be determined.

As at 31st December 2016 Council had a budgeted operating deficit of \$68,294 and with the budget review items listed above an operating deficit of \$362,291 is expected (deficit of \$12,291 without provision for doubtful debt).

The capital works adjustments are funded from reallocation of current works.

Note No.	Description for Budget adjustment	Revenue	Expenditure
Note 1	Interest on Investments	-\$125,000	
Note 2	Human Resource additional allocation		\$24,400
Note 3	Project Consultancy third party contributions and allocated to:		-\$155,000
	- Development Plan - Campbell Town War Memorial Oval Precinct		\$24,400
	- Honeysuckle Banks Reserve Master Plan		\$2,000
	- Playground Development Strategy		\$10,000
	- Translink NSRF Grant Application Consultancy		\$33,112
	- Perth Recreation Ground Master Plan		\$10,000
	- Longford Recreation Ground and Sports Centre Master Plan		\$10,000
	- Perth Community Centre Master Plan		\$9,600
	- Public Relations Strategy/Campaign		\$15,750
	- Strategic Plan Review		\$11,866
	- Tourism Infrastructure Audit		\$6,000
	- Northern Tas Cycling Strategy		\$3,000
	- Longford Motor Racing Museum		\$440
	- Ben Lomond Study		\$4,000
	- Cressy pool Master plan		\$5,000
	- Campbell Town Pool Master Plan		\$5,000
	- Ross Pool Master Plan		\$5,000
Note 4	Workers Compensation Insurance increase		\$70,000
Note 5	Property sales income	-\$60,000	
Note 6	Budget for contributed assets less loss on disposal	-\$300,000	\$180,000
Note 7	Rate Income reduction	\$350,000	
Note 8	Base Grant adjustment for advance payment	\$697,195	
	Base Grant Revenue reduction	\$141,359	

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Note 9	Rate Certificate Income	-\$10,000	
Note 10	Grants Income - Childcare adjustment	\$1,630	
	Childcare Workers compensation reimbursements/payments	-\$20,000	\$20,000
	Childcare Maternity leave grant/payments	-\$9,200	\$9,200
Note 11	Reallocation of Youth to Tourism/Events Special Projects Officer	-\$24,000	\$24,000
Note 12	Nth Midlands Community Centre Lease/Minor Improvements	-\$5,500	\$5,500
Note 13	Public WiFi operating costs from Tourism Special Projects	-\$2,000	\$2,000
	Grant Income - Heart Foundation LG Award - Velodrome Meet	-\$2,000	\$2,000
	Longford Folk Small Halls Festival Ticket Sales / Expenses	-\$5,000	\$5,000
	Grant Income - Australia Day / additional expenditure	-\$2,000	\$2,000
	RTO Subscription increase funded from Tourism Other Projects	-\$4,720	\$4,720
	Ben Lomond Study contributions/expenditure	-\$15,000	\$15,000
Note 14	Longford Placemaking Champion from Ec Development Committee	-\$8,600	\$8,600
Note 15	NRM TEER Riverbank Erosion Project / Funded from Planning		
Note 16	Employee Training Grant Income	-\$8,455	
	TasWater Refund of overcharge at Epping Hall	-\$5,835	
	Lake River Riverworks rates not raised this year as directed by committee/contra expenditure	\$15,090	-\$15,090
	Road Grant adjustment for advance payment	\$772,219	
	Road Grant Revenue reduction	\$24,065	
	Bridge Grant adjustment for advance payment	\$327,830	
	Bridge Grant Revenue reduction	\$8,638	
	Admin on Capital Works Allocation	-\$351,200	
	Road Depreciation adjustment		\$298,080
	Bridge Depreciation adjustment		\$56,140
		<u>\$1,379,516</u>	<u>\$711,718</u>
	Net Budget adjustment (Revenue - Expenditure)		\$2,091,234
	Add back grants received in prior year (relating to current year)		-\$1,797,237
	Adjusted Net Movement		<u>\$293,997</u>

4 OFFICERS COMMENTS

Copies of the financial reports are also made available at the Council office.

5 ATTACHMENTS

- 5.1 Income & Expenditure Summary for period ending 31st January 2016.
- 5.2 Budget Review Report as at 31st December 2015.

RECOMMENDATION

That Council

- 1. receive and note the Monthly Financial Report for the period ending 31st January 2016; and
- 2. approve the Budget Review alterations as listed above in section 3.

DECISION

Cr

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P&D 1 P14-213 – EARTHWORKS & P15-098 – SHED 18 LOGAN ROAD, EVANDALE

Attachments: Section 1 – Page 147

File: 202700.1
Responsible Officer: Duncan Payton, Planning & Development Manager
Report prepared by: Paul Godier, Senior Planner

1 PURPOSE OF REPORT

This report advises Council that appeals have been lodged against the refusal of the development applications, and that mediation has been held between the parties. Revisions to the plans have resulted in a consent agreement being proposed.

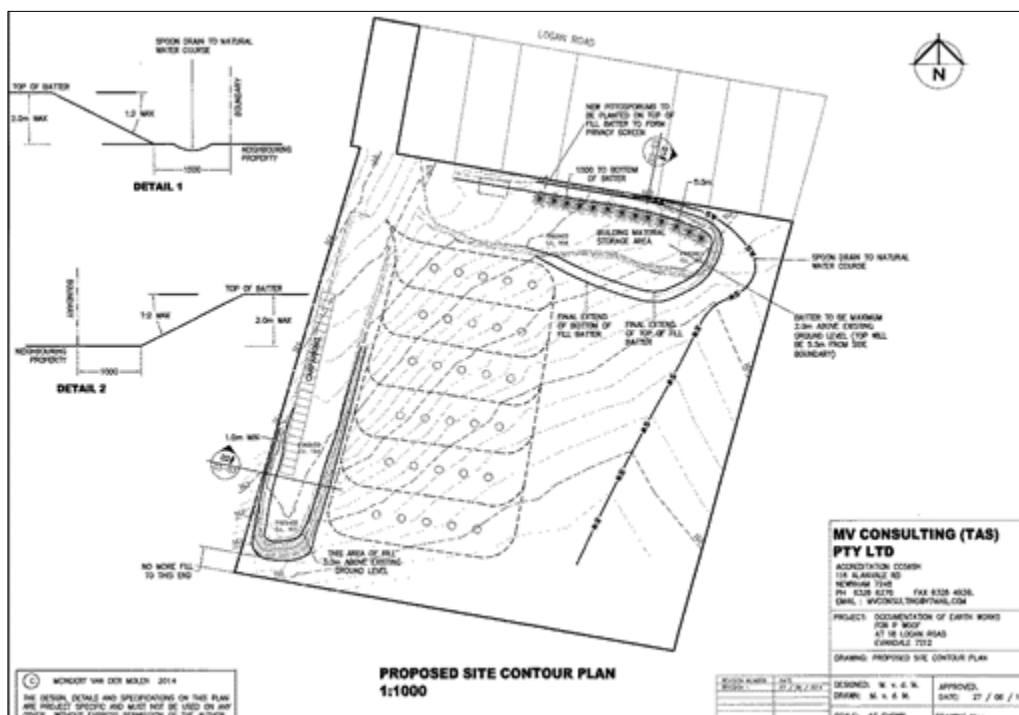
2 INTRODUCTION/BACKGROUND

Council refused the development applications at its December 2015 meeting on the following grounds:

- The proposal to raise the land by up to 2m for the use of recycling and waste disposal adjacent to the Logan Road residential properties will result in a visual appearance inconsistent with the local area in terms of the visual impacts of storage of material or equipment and the desired future character statement that the visual impacts of use and development within the rural landscape are to be minimised such that the effect is not obtrusive, contrary to clause 26.3.1 P5 c) and e).*
- The visual impact of the proposed 4.5m high shed on 2m of fill, 5m from residential boundaries, is inconsistent with the local area having regard to the desired future character statement that the visual impacts of use and development within the rural landscape are to be minimized such that the effect is not obtrusive, contrary to clause 26.3.1 P5 e).*

The applicant lodged two appeals, one against each refusal. Council advised all representors to both applications of the appeal, and Ms S Krushka joined as a party to the appeal.

Figure 1 – original height of fill 2m



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Figure 1a – height of fill reduced to 2.0m – agreed to Mr Woof and Ms Krushka

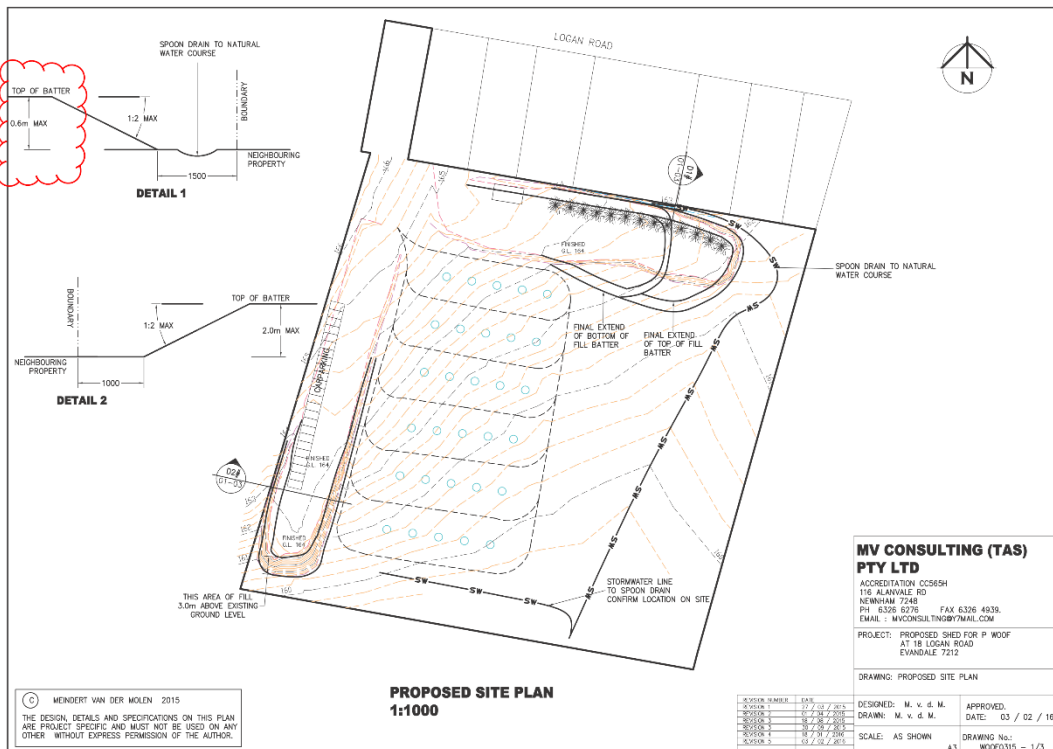
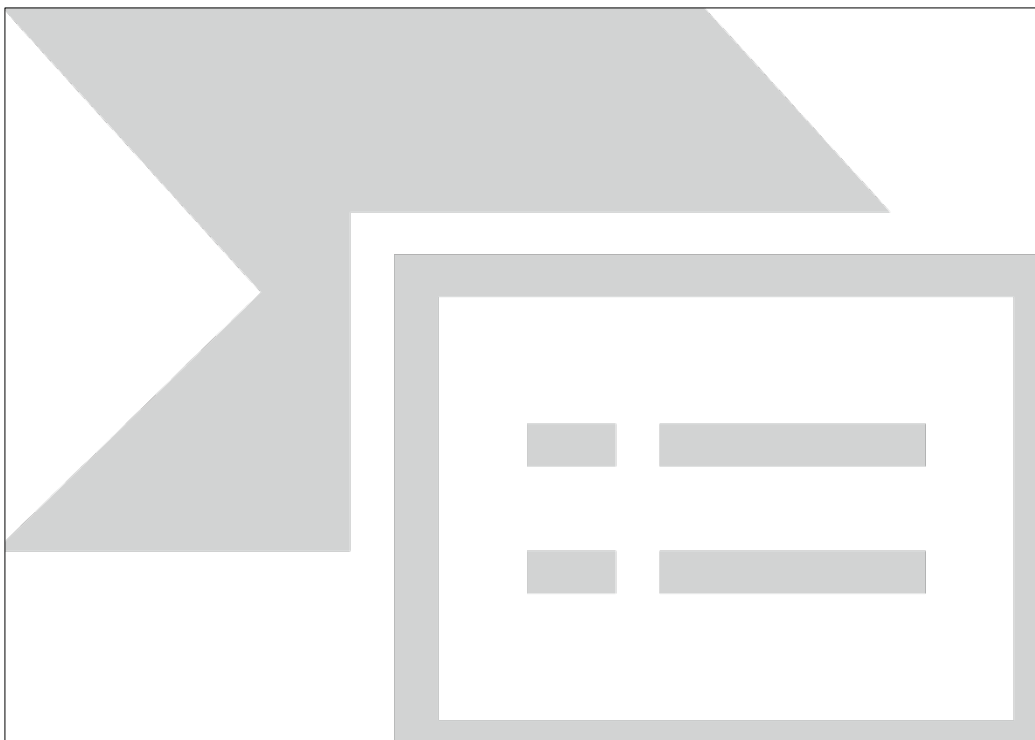


Figure 2 – Original location of shed

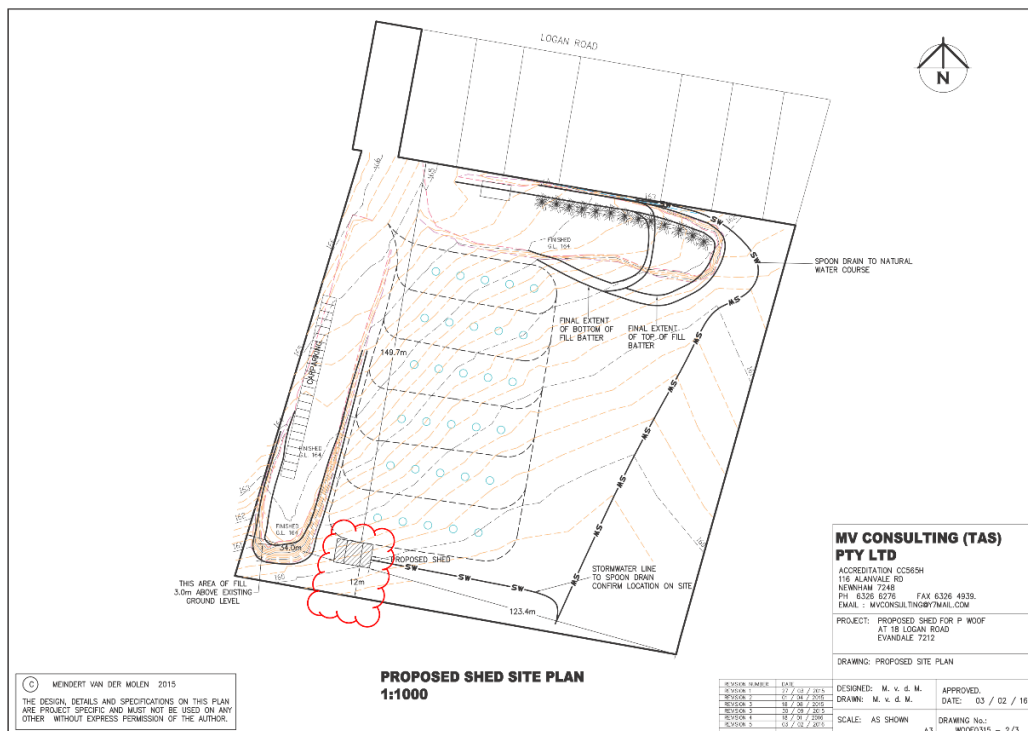


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Figure 2a – shed moved to southern part of the property – agreed to Mr Woof and Ms Krushka



3 STRATEGIC PLAN 2007/2017

The Strategic Plan 2007/2017 (2012/2013 Revision) provides the guidelines within which Council operates. The following “Volume 1 – Mapping Our Direction” goals have relevance to this issue:

- 4.3 Development Control

4 POLICY IMPLICATIONS

None.

5 STATUTORY REQUIREMENTS

5.1 S. 61 Land Use Planning & Approvals Act – Appeals against planning decisions

6 FINANCIAL IMPLICATIONS

The cost of these appeals is within the budget allocation.

7 RISK ISSUES

None identified.

8 CONSULTATION WITH STATE GOVERNMENT

None required.

9 COMMUNITY CONSULTATION

The original applications were placed on public notification. Representations were received from adjoining owners. Ms. S. Krushka’s dwelling is closest to the filled land and she agrees with the reduction in height from

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2m to 0.6m.

10 OPTIONS FOR COUNCIL TO CONSIDER

Council can form the view that the proposed changes to the plans:

- 1) address its concerns regarding the impact of the fill and shed on the properties adjoining Logan Road and resolve the appeal by a consent agreement; or
- 2) do not address its concerns regarding the impact of the fill and shed on the properties adjoining Logan Road and allow the matter to be determined by a hearing of the Resource Management and Planning Appeal Tribunal.

11 OFFICER'S COMMENTS/CONCLUSION

The original proposal was to fill the land by up to 2m. Discussion between the parties to the appeal has resulted in agreement that the land be filled up to 0.6m on the western boundary of Ms Krushka's property. It was also agreed that the shed be moved to the southern part of the property, adjacent to farmland.

It is considered that the amended plans address the concerns with regard to the impact of the fill and the shed on the properties along Logan Road.

12 ATTACHMENTS

- 12.1 Notice of Appeal
- 12.2 Amended plans

RECOMMENDATION 1

That the matter be discussed.

RECOMMENDATION 2

That Council grant the Planning & Development Manager the authority to sign a consent agreement approving applications P14-213 and P15-098 subject to the following conditions:

- a) That land at 18 Logan Road, Evandale be approved to be developed and used for earthworks, storage of used materials (recycling and waste disposal) & carparking for Evandale Market (vehicle parking) (retrospective) in accordance with application P14-213, and subject to the following conditions:

1 Layout not altered

The use and development shall be in accordance with the endorsed plan numbered **P1** (*Proposed Site Plan, Drawing No: WOOF0315 – 1/3, Revision 5 03/02/2016*).

2 Council's Works & Infrastructure Department conditions

- 2.1 Stormwater from the site shall be contained within the site and not discharged onto neighbouring properties.
- 2.2 The applicant shall provide design drawings for a detention/dispersal designed by a suitably qualified engineer for assessment by Council.
- 2.3 Any required upgrades to the stormwater system shall be completed within 6 months of the date of the permit.

3 Landscaping completion and maintenance

- 3.1 Landscaping works as shown on the endorsed plans must be completed within six months from date of the permit.

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- 3.2 Landscaping works as shown on the endorsed plans must be maintained for the duration of the use.

4 Storage

Materials stored in the storage area must be stored to a height of no more than 1.5 metres.

- b) That land at 18 Logan Road, Evandale be approved to be developed and used for a shed (recycling and waste disposal) in accordance with application P15-098, and subject to the following conditions:

1 Layout not altered

The use and development shall be in accordance with the endorsed plans numbered **P1 & P2** (*Drawing No: WOOF0315 –2/3 and 3/3 03/02/16*)

2 Council's Works & Infrastructure Department conditions

- 2.1 Stormwater from the site shall be contained within the site and not discharged onto neighbouring properties.
- 2.2 The applicant shall provide design drawings for a detention/dispersal designed by a suitably qualified engineer for assessment by Council
- 2.3 Any required upgrades to the stormwater system shall be completed within 6 months of the date of the permit.

DECISION

Cr

Cr

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P&D 2 PLANNING PRACTICE QUARTERLY REPORT – OCTOBER-DECEMBER 2015

File: 13/010
Responsible Officer: Duncan Payton, Planning & Development Manager
Report prepared by: Paul Godier, Senior Planner

1 PURPOSE OF REPORT

This report provides an update on Planning Practice for the October-December 2015 quarter, and is required by Part 4.4 of the Strategic Plan.

2 INTRODUCTION/BACKGROUND

The Strategic Plan seeks to reinforce community confidence in the planning process and the integrity of Council, with fair, consistent and accountable decision making having regard to community expectations.

3 STRATEGIC PLAN 2007/2017

The Strategic Plan 2007/2017 (2012/2013 Revision) provides the guidelines within which Council operates. The following “Volume 1 – Mapping Our Direction” goals have relevance to this issue:

- 4.4 Planning Practice

4 POLICY IMPLICATIONS

Part 4.4 of the Strategic Plan contains the Policy:

Reinforce community confidence in the planning process and the integrity of Council.

To achieve this, the Strategic Plan requires *fair, consistent and accountable decision making having regard to community expectations.*

The bench mark is to have *less than 5% of development applications that result in an appeal.*

PLANNING DECISIONS:	October-December 2015	Year to date
No. of Permitted applications	13	21
No. of Discretionary applications	69	109
Total	82	130
Representations		
No. of applications that received representation/s	8	13
No. of representations successfully mediated	0	0
Council Decisions		
No. of applications decided by Council	8	13
No. of applications approved by Council	5	9
No. of application refused by Council	3	4
Appeals		
No. of decisions appealed	3 (1 resolved by consent)	4 (2 resolved by consent)
Council's decision upheld	-	-
Council's decision overturned	-	-

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5 STATUTORY REQUIREMENTS

5.1 Land Use Planning & Approvals Act 1993

The planning process is regulated by the Land Use Planning & Approvals Act 1993, section 43 of which requires Council to observe and enforce the observance of its planning scheme.

6 FINANCIAL IMPLICATIONS

Whilst not a direct planning consideration, development within the municipal area is important as it provides revenue growth to Council. Consistent planning decisions are important to maintain developer confidence and consequently maintain or increase development revenue.

7 RISK ISSUES

Overall Council currently has a good reputation throughout the development community. Inconsistent decision making would place this reputation at risk.

Council strives to ensure that the planning scheme meets expectations of community. Ongoing changes driven by the State despite public exhibition may not always further this aim.

8 CONSULTATION WITH STATE GOVERNMENT

N/A

9 COMMUNITY CONSULTATION

Discretionary applications were placed on public notification in accordance with Section 57 of the Land Use Planning & Approvals Act 1993.

10 OPTIONS FOR COUNCIL TO CONSIDER

N/A

11 OFFICER'S COMMENTS/CONCLUSION

With regard to Planning Practice, it is considered that fair, consistent and accountable decisions have been made during October to December 2015, with there being 3 appeals, less than the benchmark of 4 appeals (i.e. 5% of 82 applications).

RECOMMENDATION

That the report be noted.

DECISION

Cr

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P&D 3 REVIEW OF POLICY 55 – REDUCTION IN PLANNING APPLICATION FEES FOR COMMUNITY PROJECTS

Report prepared by: Duncan Payton, Planning & Development Manager

Report prepared by: Monique Case, NRM Officer

1 PURPOSE OF REPORT

This report reviews Council's policy relating to the reduction in application fees for planning approval by not for profit community organisations for projects with a community benefit.

2 INTRODUCTION/BACKGROUND

Circumstances can arise where it is appropriate and in the public interest for consideration to be given to waiving, reducing or refunding fees and charges associated with applications for planning for building permits.

The main purpose of this Policy is to establish a consistent, equitable and transparent approach for the consideration of requests for the waiving, reducing or refunding of planning or building application fees and charges.

It has become apparent that current definitions in the Policy unnecessarily exclude many not for profit organisations that provide benefit to the Northern Midlands community purely on the basis of employing staff.

Whilst some exemptions have been approved by Council on a case by case basis, this ad hoc approach is not considered to present consistent and transparent decision making. Consequently, it is proposed to alter the definition of a not for profit organisation to remove the reference to employment and concentrate on the community nature of the proposal.

3 STRATEGIC PLAN 2007/2017

The Strategic Plan 2007/2017 (2012/2013 Revision) provides the guidelines within which Council operates. The following "Volume 1 – Mapping Our Direction" goal has relevance to this issue:

- 4.7 Land Use Planning

4 POLICY IMPLICATIONS

This report reviews the Council's policy relating to the reduction in application fees for planning approval by not for profit community organisations for projects with a community benefit.

5 STATUTORY REQUIREMENTS

5.1 Local Government Act 1993

205. Fees and charges

(1) (e) In addition to any other power to impose fees and charges but subject to subsection (2), a council may impose fees and charges in respect of any one or all of the following matters:

(f) any licence, permit, registration or authorization granted by the council.

207. Remission of fees and charges

A council may remit all or part of any fee or charge paid or payable under this Division.

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6 FINANCIAL IMPLICATIONS

The proposed variation to the definition of not for profit organisation will result in only a slight increase in the application of the policy and will be offset by the community benefit of the projects proposed.

7 RISK ISSUES

No risk issues are identified.

8 CONSULTATION WITH STATE GOVERNMENT

Not applicable.

9 COMMUNITY CONSULTATION

No specific community consultation has been undertaken, however anecdotal evidence suggests that the proposed minor expansion in the scope of the Policy is warranted.

10 OPTIONS FOR COUNCIL TO CONSIDER

Council can resolve to adopt or refuse to adopt the proposed amended policy.

11 OFFICER'S COMMENTS/CONCLUSION

The policy has operated well since its adoption. However, it has been noted that from time to time relatively minor proposals, for environmentally related projects such as weed removal and river bank stabilisation, have become discretionary by virtue of being within heritage or scenic precincts. When the applicant is an organisation such as NRM North or even an operating agricultural enterprise, who have employed staff – notwithstanding that the proposed works may be undertaken by volunteers - the fee remittance provided by this policy is not available.

This is considered to be a disincentive to those considering applying for State and Commonwealth grants or contributing their own funds towards long term rehabilitation projects.

It is considered appropriate to amend the definition of not-for-profit organisations contained in the Reduction in Planning Fees for Community Projects Policy as follows:

Not-for-profit organisation refers to individuals, recognised groups, or clubs or organisations within the community ~~who do not have any paid staff and~~ whose work is principally to improve the environment or lifestyle of the community or quality of life of individuals/families at either no or nominal cost to the recipients.

12 ATTACHMENTS

N/A

RECOMMENDATION 1

That the matter be discussed.

RECOMMENDATION 2

That Council adopt the Reduction in Planning Fees for Community Projects policy as amended:

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Policy Name:	Reduction in Planning Application Fees for Community Projects
Originated Date:	Adopted 22 February 2010 – Min. No. 55/10 (as Policy 58)
Amended Date/s:	Reviewed 8 December 2014 – Min. No. 336/14
Applicable Legislation:	<i>Local Government Act 1993, s.207</i>
Dataworks Reference:	44/001/001
Objective	To establish a policy relating to the reduction in application fees for planning approval by not for profit community organizations for projects with a community benefit.

1 INTRODUCTION

Each year a number of not-for-profit, community-based, voluntary organizations undertake a number of minor projects with a community benefit. It is normal for these projects to be funded either by grants, donations or by monies raised by their volunteer members of the organisation.

Given the ongoing difficulties associated with fund raising, this policy seeks to minimise the impact of Council fees on qualifying projects.

2 DEFINITIONS

For the purposes of this policy:

Minor project refers to projects such as, but not limited to, pergolas, barbeques, fences, play equipment (in an existing playground), monuments, street furniture and the like.

Not-for-profit organisation refers to individuals, recognised groups, clubs or organisations within the community whose work is principally to improve the environment or lifestyle of the community or quality of life of individuals/families at either no or nominal cost to the recipients.

3 OPERATION

Where a not-for-profit organisation applies for planning approval for a minor project, applicable planning assessment and building assessment fees shall be waived.

Where such a planning application requires public exhibition in accordance with s.57 of the Land Use Planning and Approvals Act 1993, the advertising fee shall be reduced to 50% of the scheduled fee.

4 ACCOUNTING

For the purposes of record keeping, where fees are waived or reduced in accordance with clause 3, the relevant accounts for that section shall record the full fees as if they had been paid with corresponding adjustment entries to record the waived component as a donation.

Council shall be advised, in the information section of its meeting agenda, of all such donations.

DECISION

Cr

Cr

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P&D 4 GREEN ARMY PROGRAMME FUNDING: ROUND 5

Report prepared by: Duncan Payton, Planning & Development Manager

Report prepared by: Monique Case, NRM Officer

1 PURPOSE OF REPORT

The purpose of this report is to seek Council's position regarding:

- i Hosting a Round 5 Green Army multiple project application
- ii Contributing up to \$10,000.00 for project facilitation.

2 INTRODUCTION/BACKGROUND

As an initiative of the Australian Government, there has been more than \$360 million allocated for the Green Army programme over four years.

In 2014 the *Rossarden Progress Association* with Council sponsorship unsuccessfully applied to Round 3 of the Green Army funding allocation.

In 2015 another application was submitted for Round 4 funding for two projects working towards NRM and Heritage outcomes at Rossarden (Broom) and Longford (Woolmers/Brickendon). In December 2015 the Minister announced that this application was successful. On ground works are expected to start in April 2016.

Funding for Green Army Round 5 is expected to open in mid-February. There are 3-4 projects that are being investigated with Manpower Australia (Service Provider), Landcare Australia and the NMC community that may be suitable for Green Army Round 5 submission:

- ***Serrated Tussock***

Current proposal outline is to apply for 3 consecutive Green Army Teams (over 18 months) working with private and state landholders (Council, PWS and Forestry) within the Lake River Catchment with technical guidance and assistance from DPIPW's Threatened Species Unit and the Invasive Species Unit.

The aim of this project is to assess the expanded distribution of Serrated Tussock in the region, assist landholders with on-going, on ground eradication efforts and further raise awareness in the community.

- ***Heritage***

Woolmers Estate have requested support for another Green Army Team to continue on-ground works in both the heritage and natural landscape to further conservation efforts commenced in the 2015 Round 4 programme.

- ***Rossarden***

There is potential to apply for another team to expand on the previous broom and threatened species projects at Rossarden. This project receives a high level of support from the Rossarden community.

- ***Cats***

Manpower Australia has been successful in Round 4 of the Green Army with Meander Valley Council to assess feral cat population distribution and density in high value target landscapes in the Meander Municipality to inform future control activities.

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It is proposed that the Meander programme be extended into NMC with 3 consecutive teams over 18 months and 2 financial years.

The Cat project would be focussing on high value landscapes such as Lake River, Liffey, Nile, Rossarden and Blackwood Creek; driven by community response.

3 STRATEGIC PLAN 2007/2017

The Strategic Plan 2007/2017 (2012/2013 Revision) provides the guidelines within which Council operates. The following "Volume 1 – Mapping Our Direction" goals have relevance to this issue:

- Part 4: Structure Planning and Sustainability
- Part 2: Economic Development

4 POLICY IMPLICATIONS

There are no specific policy implications in continuing with the Green Army projects.

5 STATUTORY REQUIREMENTS

Council is required to meet all its statutory obligations in regard to its contractual obligations with the Australian Government and Manpower Australia.

Where an organisation partners with one or more other organisations, one organisation (a legal entity) must take overall responsibility for the Project, as a Project Sponsor, and be able to enter into a Project Agreement with the Service Provider. Northern Midlands Council will be the host (responsible) organisation.

6 FINANCIAL IMPLICATIONS

There are both cash and in-kind financial implications associated with participation in the Green Army Programme.

Table 1 below, provides a brief outline of project costs for Green Army Round 4 which works with 2 Project Teams.

Table 1: Financial Implications of Round 4 Green Army Projects (2 teams)

<i>Round 4: Green Army covers both teams/projects</i>	
Materials In-kind	\$5,675.00
NRM Facilitator In-Kind	\$6,000.00
Cash	\$4,000.00

The financial implication for the Round 5 projects, if successful, will be approximately the same as the Round 4 project

7 RISK ISSUES

There are no specific risk issues.

8 CONSULTATION WITH STATE GOVERNMENT

Consultation and collaboration with relevant branches of State Government is an integral part of project development and execution. Officers are engaged in on-going dialogue with:

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- Biosecurity – invasive species
- Conservation – threatened species
- Forestry
- Crown Lands
- Parks and Wildlife Services

9 COMMUNITY CONSULTATION

Community consultation is on-going with major stake-holders with both delivery of Round 4 and Round 5 development.

Further community consultation is proposed for the Round 5 application.

10 OPTIONS FOR COUNCIL TO CONSIDER

- Support Round 5 Green Army application and allocate up to \$15,000.00 (cash and in-kind)
- Not support application.

11 OFFICER'S COMMENTS/CONCLUSION

The Green Army is an opportunity to participate in a multiple outcome Commonwealth Programme that supports on ground works that will be of long term benefit to both the Northern Midlands and wider community by working to conserve and enhance our natural and heritage values.

RECOMMENDATION

That Council supports the making of an application for Green Army Round 5 funding.

DECISION

Cr

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PUBLIC QUESTIONS & STATEMENTS

Regulation 31 of the *Local Government (Meeting Procedures) Regulations 2015* relates to the provision of Public Question Time during a Council meeting. Regulation 31(7) of the Regulations stipulates that “a Council is to determine any other procedures to be followed in respect of public question time at an ordinary council meeting.”

Public question time is to commence immediately after the meal break at approximately 6:45pm and is to be conducted in accordance with the following guidelines:

- At each Council Meeting up to 20 minutes, or such longer period as Council may determine by resolution at that meeting, is to be provided for persons at the meeting to ask questions.
- A person seeking to ask a question must firstly identify himself or herself by stating their name and the town they reside in.
- If more than one person wishes to ask a question, the Mayor is to determine the order in which those questions are asked
- Questions must be directed to the Mayor who shall answer or direct the question to the appropriate Councillor or Council Officer. A question will be answered if the information is known otherwise taken on notice and responded to in writing within 10 working days. Questions should preferably be in writing and provided to the General Manager 7 days prior to the Council Meeting.
- A person is entitled to ask no more than 2 questions on any specific subject. If a person has up to two questions on several subjects, the Mayor may defer those questions until other questions have been asked and refer back to that person only if time permits.
- Each speaker is limited to a maximum of 3 minutes.

1 PUBLIC QUESTIONS

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COUNCIL ACTING AS A PLANNING AUTHORITY

Section 25 (1) of the Local Government (meeting procedures) Regulations require that if a Council intends to act at a meeting as a Planning Authority under the *Land Use Planning and Approvals Act 1993*, the Chairperson is to advise the meeting accordingly.

DECISION

Cr

That the Council intends to act as a Planning Authority under the *Land Use Planning and Approvals Act 1993* for Agenda item PLAN 1 – PLAN 2.

2 STATEMENTS

PLAN 1 P15-270 - 16523 Midland Highway, Perth

PLAN 2 P15-331 - Draft Amendment 07/15 - 2 Hudson Fysh Drive, Western Junction

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PLAN 1 PLANNING APPLICATION P15-270 16523 MIDLAND HIGHWAY, PERTH

Attachments: Section 1 – Page 154

Responsible Officer: Duncan Payton, Planning & Development Manager
Report prepared by: Paul Godier, Senior Planner
File Number: 203300.24

1 INTRODUCTION

This report assesses an application for 16523 Midland Highway, Perth for a fuel station (fuel canopy, fuel bowers supplied by trans tanks, storage shed, hardstand & internally illuminated pole sign).

2 BACKGROUND

Applicant:
Woolcott Surveys

Owner:
Jorjs Pty Ltd

Zone:
Rural Resource

Codes:
Bushfire Code; Road Assets Code; Parking Code; Scenic Management Code; Water Quality Code; Signs Code

Classification under the Scheme:
Vehicle fuel sales and service

Existing Use:
Quarry, Digga Excavations

Deemed Approval Date:
19 February 2016

Recommendation:
Approve subject to conditions

Discretionary Aspects of the Application

- Development and use of vehicle fuel sales in the Rural Resource zone.
- Vary front setback from 50m.
- Hazardous use under the Bushfire Code.
- Pole Sign in Rural Resource zone.
- Development within Scenic Corridor.

Planning Instrument: *Northern Midlands Interim Planning Scheme 2013*

Preliminary Discussion

Prior to the application being placed on public exhibition, the following additional information was requested from the applicant:

- A description of the manner in which the proposed trans tanks will operate.
- A site plan showing all buildings on the property, the distance of the proposed shed and canopy from the northern and eastern boundaries, and the distance between the proposed area of works and the dam.
- A plan showing the height to the apex of the shed.
- A bushfire hazard management plan incorporating the recommendations of the Bushfire Assessment.
- A corrected title to the Bushfire Assessment Attachment 1 Part 3.
- A Traffic Impact Assessment addressing clause E4.6.1 P3.
- A submission addressing the Scenic Management Code.

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- A copy of the Forest Practices Plan as per clause E8.6.1 A2.

Figure 1 - Subject site from Midland Highway



3 STATUTORY REQUIREMENTS

The proposal is an application pursuant to section 57 of the *Land Use Planning & Approvals Act 1993* (i.e. a discretionary application).

Section 48 of the *Land Use Planning & Approvals Act 1993* requires the Planning Authority to observe and enforce the observance of the Planning Scheme.

Section 51 of the *Land Use Planning & Approvals Act 1993* states that a person must not commence any use or development where a permit is required without such permit.

4 ASSESSMENT

4.1 Proposal

It is proposed to:

- Install 8 fuel bowsers for 24-hour card access, supplied by above-ground, double-walled trans tanks;
- Construct a 6.45m high canopy, measuring 10m x 12m, over the bowsers;
- Construct a shed measuring 7.4mx 12m with a height of 5.169m to the apex;
- Construct a hardstand area around the site;
- Construct two truck storage areas;
- Construct a 6m high, internally illuminated, pole sign.

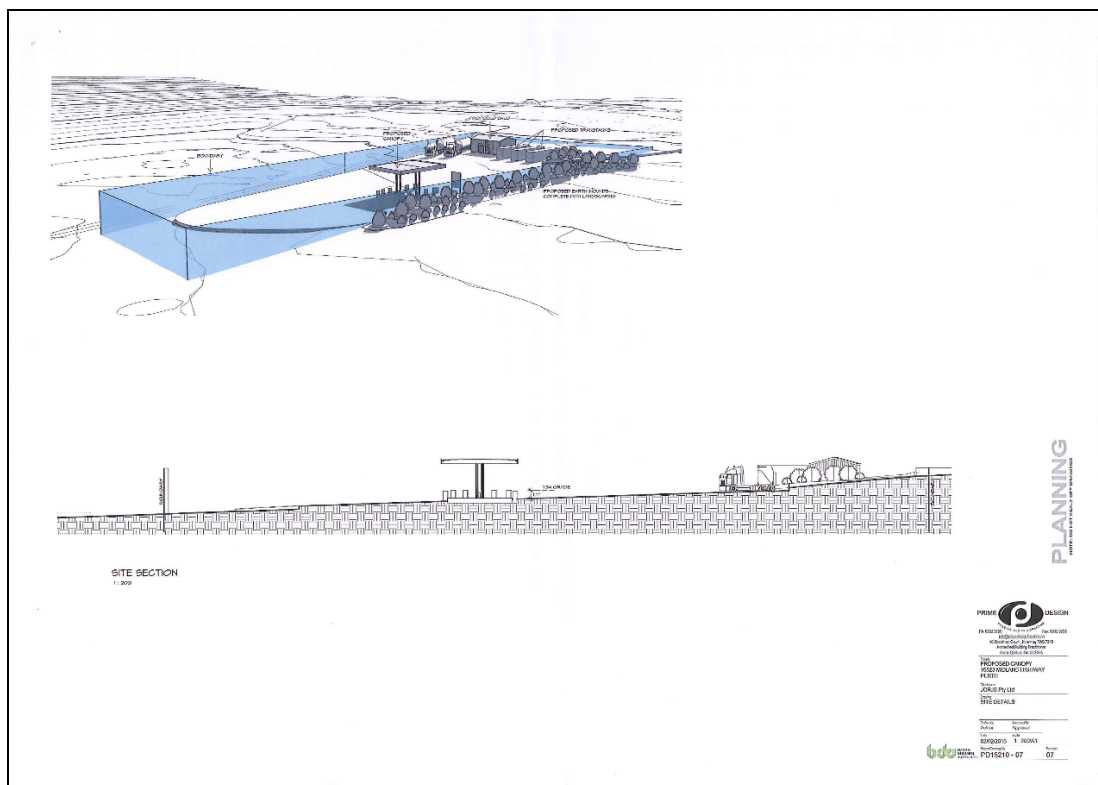
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Figure 2 – Site Plan



Figure 3 – Elevations



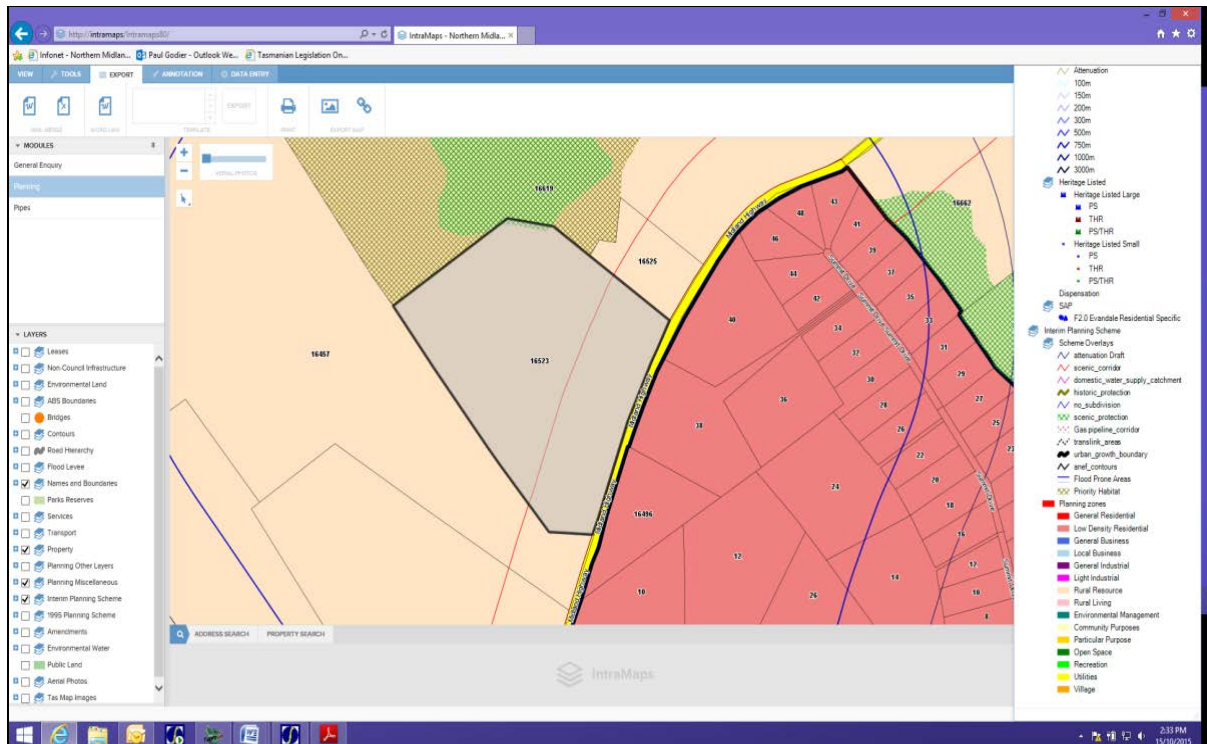
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4.2 Zone and land use

Figure 4 - Zone Map – Rural Resource



The land is zoned Rural Resource and is within the Scenic Corridor. The relevant Planning Scheme definition is:

<i>Vehicle fuel sales</i>	<i>use of land primarily for the sale of motor vehicle fuel and lubricants, and if the land is so used, the use may include the routine maintenance of vehicles. An example is a service station.</i>
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Vehicle fuel sales and service is Discretionary in the zone.

Discretionary	
Use Class	Qualification
<i>Vehicle fuels sales and service</i>	

4.3 Subject site and locality

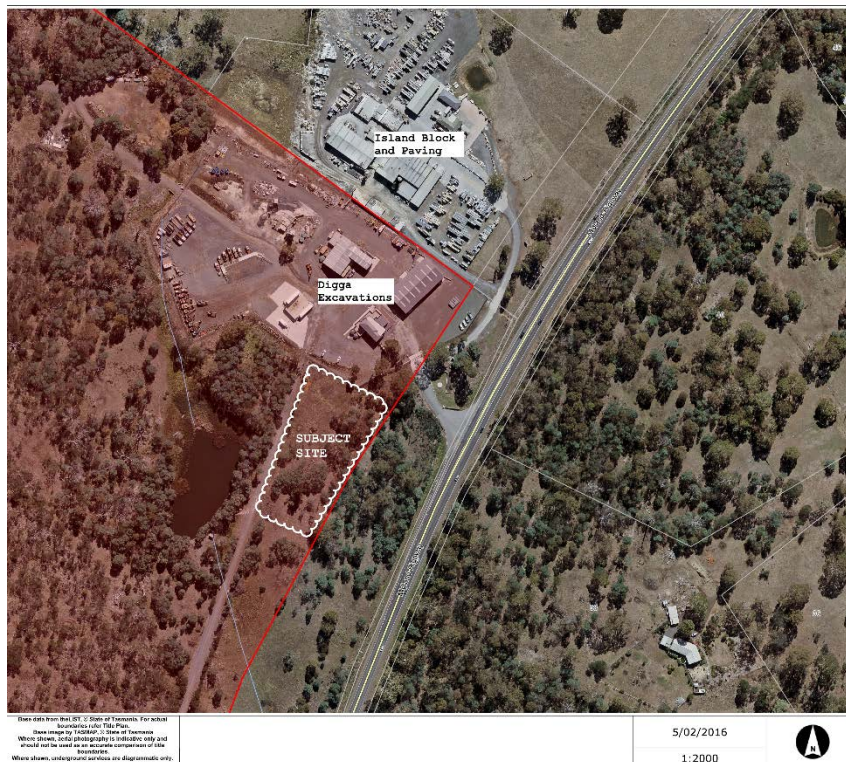
The author of this report carried out a site visit on 1 February 2016. The site is part of a 32.9ha title that contains the Digga Excavations depot and a quarry. The property adjoins Island Block and Paving to the north, and is otherwise surrounded by farmland. It is opposite the Devon Hills low density residential estate.

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Figure 5 - Aerial photograph of area



4.4 Permit/site history

Relevant permit history includes:

- P13-121 – Office alterations and additions
- P14-184 – Shed
- P14-375 – Strata title
- P15-101 – Draft amendment 03/15 rezone to light industrial

4.5 Representations

Notice of the application was given in accordance with Section 57 of the *Land Use Planning & Approvals Act 1993*. A review of Council's Dataworks system after completion of the public exhibition period revealed that a representation (attached) was received from:

- M Salhani, Perth

Mr Salhani raised concerns about the visual impact of the development. A mediation session was held with Mr Salhani and the applicant. The applicant produced landscape plans showing a vegetated earth mound to be constructed between the site and the highway. It was also noted that given the heights of the surrounding land, the proposed sign will not extend above surrounding ridgelines. Mr Salhani advised that his concerns had been addressed.

4.6 Referrals

Council's Works & Infrastructure Department

Not applicable to this application

TasWater

Not applicable to this application

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**Heritage Adviser**

Not applicable to this application

Tasmanian Heritage Council

Not applicable to this application

Department of State Growth

Precis: As of writing a response had not been received.

Launceston Airport

Not applicable to this application

Precis: As of writing a response had not been received.

Tasrail (adjoining landowner)

Not applicable to this application

Environmental Health Officer

Not applicable to this application

Natural Resource Management Facilitator

Not applicable to this application

Environment Protection Agency (level 2 under EMPCA)

Not applicable to this application

Local District Committee

Not applicable to this application

General Manager

Not applicable to this application

Minister administering Crown Lands

Not applicable to this application

4.7 Planning Scheme Assessment

An assessment against the planning scheme is contained in the attachments.

5 FINANCIAL IMPLICATIONS TO COUNCIL

Not applicable to this application.

6 OPTIONS

Approve subject to conditions, or refuse and state reasons for refusal.

7 DISCUSSION

Discretion to refuse the application is limited to:

- Development and use of vehicle fuel sales in the Rural Resource zone.

Comment: The proposal does not conflict primary industry use and does not take high quality agricultural land out of production. As such it complies with the provisions of the Rural Resource zone.

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- Vary road setback from 50m to 8m.

Comment: The setback may be varied where there is an ability to accommodate a lesser setback to the road having regard to the potential for future upgrading of the road. The Department of State Growth has acquired the land required for the highway upgrade and slip road, resulting in the proposed 8m setback from the acquired road boundary.

- Hazardous use under the Bushfire Code.

Comment: The applicant has provided a bushfire hazard management plan requiring 2 x 10,000 non-combustible water tanks for fire-fighting, and cleared areas surrounding the site of 100m to the north, 50m to the south, 50m to the east and 100m to the west. These requirements are to be incorporated into any permit issued.

- Pole Sign in Rural Resource zone, Pole Sign over 5m in height.

Comment: The landscape of this site and the adjoining Island Block and Paving is characterised by industrial buildings and storage yards set among native vegetation and against the backdrop of a hill. As such it is considered that the sign will not unreasonably dominate the streetscape, and reflects the prevailing character of the area.

- Development within Scenic Corridor.

Comment: The highest structures proposed are the fuel canopy at 6.45m (RL211.45m) and the pole sign at 6m (RL211m). These will be set below the hill to the rear which goes to a height of RL250m. The proposed development is consistent with the commercial/industrial development at Digga Excavations and Island Block and Paving and as such is acceptable within the provisions of the Scenic Corridor code.

Conditions that relate to any aspect of the application can be placed on a permit. It is recommended that the application be approved with the conditions below.

8 ATTACHMENTS

- A Application & plans, correspondence with applicant
- B Representation
- C Planning scheme assessment

RECOMMENDATION

That land at 16523 Midland Highway, Perth be approved to be developed and used for a Fuel canopy, fuel bowzers, storage shed, trans tanks, hardstand & internally illuminated pole sign (Vehicle fuel sales and service) - (Scenic Corridor; vary front setback) in accordance with application P15-270, and subject to the following conditions:

1 Layout not altered

The use and development must be in accordance with the endorsed plans numbered **P1** (Drawing No. PD15210-01, Revision 7, Dated 02/02/2016); **P2** (Drawing No. PD15210-02, Revision 7, Dated 02/02/2016); **P3** (Drawing No. PD15210-03, Revision 7, Dated 02/02/2016); **P4** (Drawing No. PD15210-04, Revision 7, Dated 02/02/2016); **P5** (Drawing No. PD15210-05, Revision 7, Dated 02/02/2016); **P6** (Drawing No. PD15210-06, Revision 7, Dated 02/02/2016); **P7** (Drawing No. PD15210-07, Revision 7, Dated 02/02/2016); **P8** (part site plan showing access and parking surface type); and **D1** (Bushfire Hazard Management Plan).

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2 Access and parking

Prior to commencement of the use, areas set aside for parked vehicles and access lanes as shown on the endorsed plans must be constructed in accordance with the endorsed plans.

3 Bushfire hazard management plan

3.1 The use and development of the site must accord with the Bushfire Hazard Management Plan (endorsed document D1).

3.2 Prior to the commencement of the use, the recommendations of the Bushfire Hazard Management Plan must be implemented.

4 Landscaping

4.1 Prior to the commencement of use, landscaping works as shown on the endorsed landscape plan must be completed.

4.2 Landscaping works as shown on the endorsed landscape plan must be maintained for the duration of the use.

5 Lighting

Outdoor lighting must be designed, baffled and located to prevent any adverse effect on adjoining land.

DECISION

Cr

PLAN 2 P15-331 - DRAFT AMENDMENT 07/15 2 HUDSON FYSH DRIVE, WESTERN JUNCTION

Attachments: Section 1 – Page 290

Responsible Officer: Duncan Payton, Planning & Development Manager
Report prepared by: Paul Godier, Senior Planner
File Number: 202250.1

1 INTRODUCTION

This report assesses an application for 2 Hudson Fysh Drive, Western Junction to:

- Amend the planning scheme to, *Reduce the required depth of landscaping adjacent to Evandale Road from 20m to at least 8m, provided there is still effective screening of buildings and works from Evandale Road*; and
- Develop and use a carpark.

2 BACKGROUND

Applicant:

Heathydan Pty Ltd

Zone:

General Industrial (Translink Specific Area Plan Area 1)

Classification under the Scheme:

Amend the scheme regarding landscaping on the property, and use and develop the property for vehicle parking

Owner:

S Edmunds & C Suter

Codes:

Road and Railway Assets; Car Parking and Sustainable Transport; Airports Impact Management code; Signs code

Existing Use:

Vacant

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**Critical Date:**

Decision whether or not to initiate and certify needs to be made by 19 February 2016

Recommendation:

Initiate and certify the amendment; approve the carpark

Planning Instrument: *Northern Midlands Interim Planning Scheme 2013*

Preliminary Discussion

Prior to submission of the application, the applicant held discussions with Council officers regarding the proposed amendment.

Figure 1 - Subject site from Evandale Road



3 STATUTORY REQUIREMENTS

The *Land Use Planning & Approvals Act 1993* contains the following provisions:

Section 33 (1) - A person may request a planning authority to amend a planning scheme administered by it.

Section 33 (4) - Where a planning authority decides not to initiate an amendment a person may not request the authority to initiate an amendment which is substantially the same within 2 years.

Section 43A (1) - A person who requests a planning authority to amend a planning scheme may also request the planning authority to consider an application for a permit which would not be allowed if the planning scheme were not amended as requested.

Section 33 (2B) - Before making a decision as to whether or not to initiate an amendment of the planning scheme, the planning authority must consider –

- (a) whether the requested amendment is consistent with the requirements of [section 32](#); and*
- (ab) any representation made under [section 30I](#), and any statements in any report under [section 30I](#) as to the merit of a representation, that may be relevant to the amendment; and*
- (b) any advice referred to in [section 65 of the Local Government Act 1993](#) received by it.*

Comment:

- (a) Part 5 of this report finds that the draft amendment is consistent with section 32 of the Act.
- (ab) There are no representations under section 30I relevant to the draft amendment.
- (b) This report provides advice in relation to section 65 of the Local Government Act 1993 (advice of qualified persons).

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4 PROPOSAL

4.1 Proposed Amendment

The applicant seeks to construct a carpark on the property. A carpark is a permitted use, but the scheme requires 20m deep landscaping adjacent to Evandale Road. The applicant seeks to reduce the landscaping to 8.5m deep adjacent to Evandale Road. The scheme does not provide discretion to reduce the landscaping depth, so an amendment to the scheme is sought as described below.

The application proposes to amend the scheme as by adding the highlighted section below:

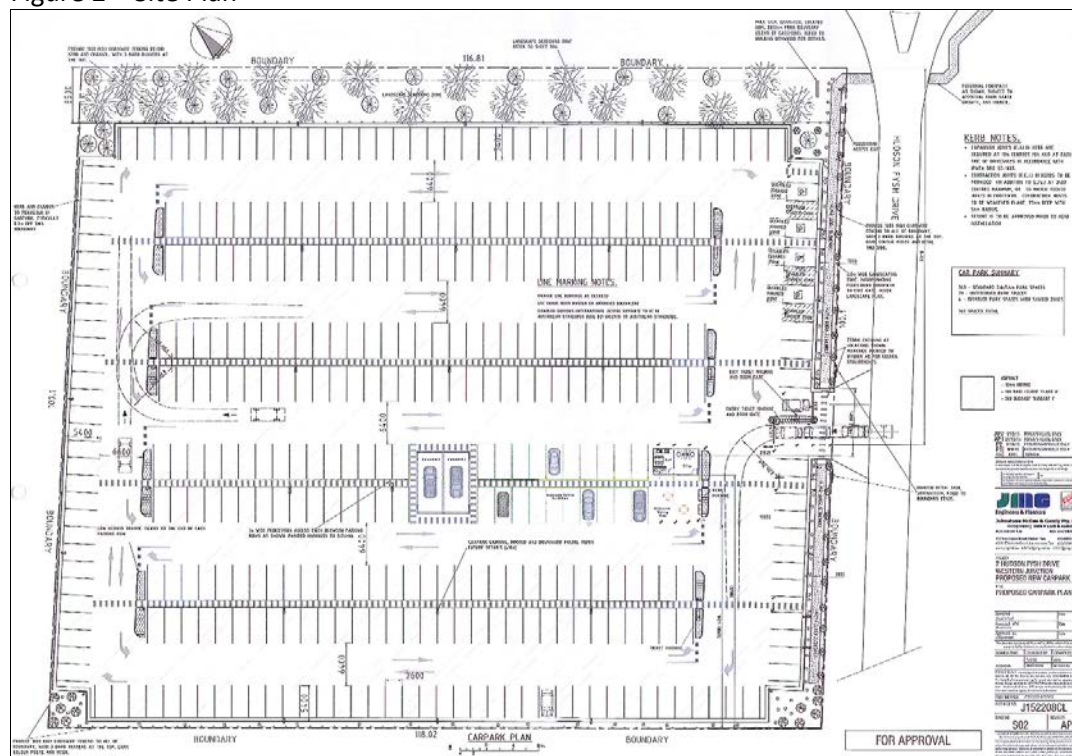
F1.4.8 Open Space and Landscaping

Acceptable Solutions	Performance Criteria
A1 Within Area 1, the following setback distance must be used for landscaping, excluding those areas sealed for driveway access: a) 20m from Evandale Main Road b) 7m from the Distributor Road c) 3m from an access road	P1 No performance criteria, except that on 2 Hudson Fysh Drive (CT 146537/2) the setback from Evandale Road may be varied to no less than 8m provided that there is still effective screening of buildings and works from Evandale Main Road.

4.2 Proposed Development

The applicant seeks to develop a carpark as indicated below.

Figure 2 – Site Plan



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Figure 3 – Elevations



4.3 Zone and land use

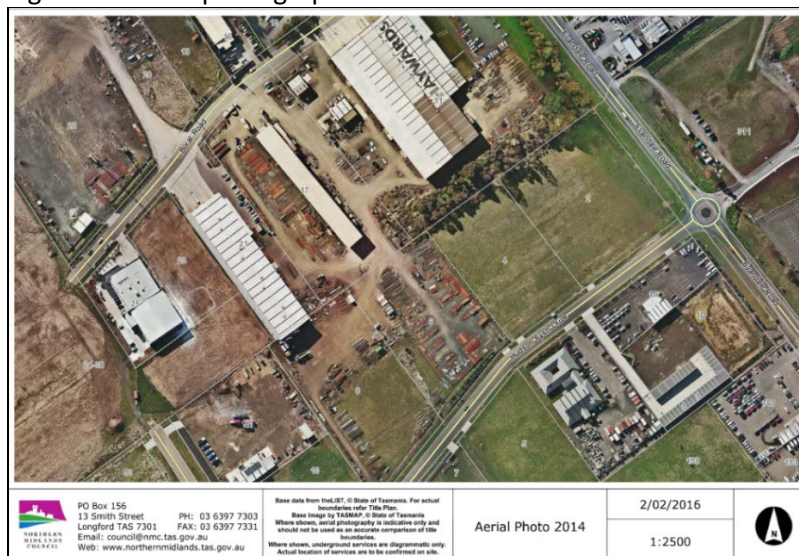
The land is zoned *General Industrial (Translink Specific Area Plan Area 1)*. The relevant Planning Scheme definition is:

Vehicle parking	Use of land for the parking of motor vehicles. Examples include single and multi-storey car parks.
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4.4 Subject site and locality

The author of this report carried out a site visit on 4 February 2016. The site has an area of 1.174ha and is vacant. It has frontage to Evandale Road and Hudson Fysh Drive. The site adjoins Haywards to the rear and vacant land to the side. Over Evandale Road is vacant airport land. Over Hudson Fysh Drive is a car rental site.

Figure 4 - Aerial photograph of area



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Figure 5 – subject site from Hudson Fysh Drive



4.5 Permit/site history

None relevant to this application.

4.6 Public Exhibition

Public exhibition of the draft amendment occurs after it has been certified, as per section 38 of the *Land Use Planning & Approvals Act 1993*:

- (1) After giving to the Commission a copy of a draft amendment of a planning scheme and the instrument certifying that the amendment meets the requirements specified in [section 32](#), the planning authority must –
- (a) cause a copy of the draft amendment to be placed on public exhibition for a period of 28 days or a longer period agreed to by the planning authority and the Commission; and
 - (b) advertise, as prescribed, the exhibition of the draft amendment.

4.7 Referrals

Council's Works & Infrastructure Department

Precis: Council's Works & Infrastructure Department provided recommended conditions of approval.

TasWater

Precis: TasWater provided conditions to be placed on the planning permit.

Heritage Adviser

Not applicable to this application

Tasmanian Heritage Council

Not applicable to this application

Department of State Growth

Precis: The Department advised of no objection subject to conditions regarding the footpath from the site to the airport being placed on the permit.

Launceston Airport

Precis: The Launceston Airport advised as follows:

Launceston Airport maintain in principle objection to any change of existing caveats of the NMC interim

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planning scheme 2013. Gradual dilution of the planning provisions by creeping amendment or exemption significantly compromises the original need and sound basis for those caveats. Launceston Airport are particularly concerned by any change to storm water provisions and or signage that would impact upon the rural amenity of the industrial estate as intended when designed.

Comment: The Airport's in principle objection to any change to the scheme is noted. However, the planning act allows application to amend the scheme, and provides the criteria for council to assess such a request. An assessment against those provisions, including storm water and signage, is provided in this report.

Tasrail (adjoining landowner)

Not applicable to this application

Environmental Health Officer

Not applicable to this application

Natural Resource Management Facilitator

Not applicable to this application

Environment Protection Agency (level 2 under EMPCA)

Not applicable to this application

Local District Committee

Not applicable to this application

General Manager

Not applicable to this application

Minister administering Crown Lands

Not applicable to this application

5 FINANCIAL IMPLICATIONS TO COUNCIL

Not applicable to this application.

6 OPTIONS

Approve subject to conditions, or refuse and state reasons for refusal.

7 DISCUSSION

7.1 Amendment

The proposal seeks to amend the planning scheme to reduce the required depth of landscaping adjacent to Evandale Road from 20m to at least 8m, provided there is still effective screening of buildings and works from Evandale Road as follows:

F1.4.8 Open Space and Landscaping

Objective:

That open space and landscaping form an integral part of developments to:

- i facilitate the enhanced appearance of buildings and works,*
- ii provide screening,*
- iii separate activities,*
- iv assist in the control of water run-off and erosion,*

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v contribute to a reduction in noise levels, vi define roads and provide opportunities for passive recreation.	
Acceptable Solutions	Performance Criteria
A1 Within Area 1, the following setback distance must be used for landscaping, excluding those areas sealed for driveway access: a) 20m from Evandale Main Road b) 7m from the Distributor Road c) 3m from an access road	P1 No performance criteria, except that on 2 Hudson Fysh Drive (CT 146537/2) the setback from Evandale Road may be varied to no less than 8m provided that there is still effective screening of buildings and works from Evandale Main Road.

The assessment has found that 19 disabled parking spaces are required under the scheme. Four disabled spaces are proposed, which complies with the Australian Standards and the Building Code. It is recommended that the amendment include the following:

E6.7.4 Parking for Persons with a Disability

Objective To ensure adequate parking for persons with a disability.	
Acceptable Solutions	Performance Criteria
A2 One of every 20 parking spaces or part thereof must be constructed and designated for use by persons with disabilities in accordance with Australian Standards AS/NZ 2890.6 2009.	P2 No performance criteria, except that on 2 Hudson Fysh Drive (CT 146537/2), where used and developed for vehicle parking, one of every 100 parking spaces or part thereof must be constructed and designated for use by persons with disabilities in accordance with Australian Standards AS/NZ 2890.6 2009.

Assessment for Consistency with Section 32 of the Land Use Planning & Approvals Act 1993

Section 32 of the Land Use Planning & Approvals Act 1993 requires that an amendment of a planning scheme—

Must, as far as practicable, avoid the potential for land use conflicts with use and development permissible under the planning scheme applying to the adjacent area.

Comment: The draft amendment seeks allow, for 2 Hudson Fysh Drive, consideration of a reduction in depth of landscaping adjacent to Evandale Road from 20m to at least 8m, provided there is still effective screening of buildings and works from Evandale Road.

Such a change to the landscaping provision does not impact on the objectives of that provision to “facilitate the enhanced appearance of buildings and works, provide screening, separate activities, and define roads”. As such it is considered that the draft amendment avoids the potential for land use conflict.

Must not conflict with the requirements of [section 300](#).

Comment: Section 300 requires the amendment to be consistent with the Regional Land Use Strategy, and not to be inconsistent with mandatory provisions.

A review of the RLUS finds that the draft amendment is consistent with the Strategy. The proposed amendment is not inconsistent with mandatory provisions.

Must have regard to the impact that the use and development permissible under the amendment will have on the use and development of the region as an entity in environmental, economic and social terms.

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Comment: Not applicable. The draft amendment does not make any new use or development permissible.

It is recommended that Council initiate and certify the draft amendment and place it on public exhibition for 28 days.

7.2 Planning Application

The planning application for vehicle parking is made under Section 43A of the Land Use Planning & Approvals Act 1993, which allows an application for a permit which would not be allowed if the planning scheme were not amended as requested.

The proposed use is 'vehicle parking' which is a permitted use and development.

Definition:

<i>Vehicle parking</i>	<i>use of land for the parking of motor vehicles. Examples include single and multi-storey car parks.</i>
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F1.3.1 Translink Specific Area Plan - Area 1

Permitted	
Use Class	Qualification
<i>Vehicle parking</i>	

Discretion to refuse the application is limited to:

- Variation to the landscaping depth adjacent to Evandale Road from 20m to 8.5m;
- Development of a pole sign.
- Variation in sign height from 5m to 5.4m.
- Variation to the stormwater provision that the flow rate of stormwater outside the boundaries of the title must be no greater than if the land was used for rural purposes.
- Variation to the disabled parking provisions.

Conditions that relate to any aspect of the application can be placed on a permit.

Landscaping

The setback from Evandale Road may be varied to no less than 8m provided that there is still effective screening of buildings and works from Evandale Main Road

Comment: The landscape plan adjacent to Evandale Main Road consists of two rows of shrubs with a mature height of 3m and one row of shrubs with a mature height of 2m. Given that the majority of the site is ground level carparking, and the maximum height of the building on site is 5.5m, it is considered that the proposed landscaping will provide effective screening of buildings and works from Evandale Main Road.

Pole sign

A pole sign located in the General Industrial Zone must demonstrate that:

- a) the sign is integral to the particular use of the site; and*
- b) no other form of permitted signage will meet the needs of the proprietor; and*
- c) the sign does not unreasonably dominate the streetscape and reflects the prevailing character of the area, in terms of shape, proportions and colours; and*
- d) it does not conflict with the Zone Purpose as outlined in Part D of this planning scheme.*

Comment:

- a) The sign is to advertise 'car parking' and is therefore integral to the use of the site as a car

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- park.
- b) Permitted forms of signage are:
Above awning sign; awning fascia sign; below awning sign; building fascia sign; horizontal and vertical projecting wall signs; blade sign. None of these meet the apparent need of the proprietor to provide the greatest amount of advertising for the car park possible.
- c) Signs of similar colours or forms are found at the service station and car rental yards in the area.
- d) The purpose of the General Industrial zone is:
25.1.1.1 To provide for manufacturing, processing, repair, storage and distribution of goods and materials where there may be impacts on neighbouring uses.
25.1.1.2 To focus industrial use and development into appropriate areas suitable for its needs.
25.1.1.3 To provide for 'non-industrial' uses that either support, supply or facilitate industrial development.
- As such, a pole sign advertising a car park conflicts with the purpose of the zone.

Stormwater

The applicant provided storm water calculations that the 1% AEP for a 25 minute rainfall event of 61mm/hr = 70 l/s in the undeveloped state. In the developed state it is a run off of 168 l/s.

Council's Works & Infrastructure Section considered this and has required storm water drainage plans and calculations to be provided including internal detention for rainfall events up to the 1 in 20 ARI storm.

It is recommended that the application be approved with the conditions below.

10 ATTACHMENTS

- A Application & plans, correspondence with applicant
B Responses from referral agencies
C Planning Scheme assessment

RECOMMENDATION

- A. That Council, under section 34 (1) of the *Land Use Planning & Approvals Act 1993*, initiate Draft Amendment 07/15 to amend the planning scheme by adding the highlighted sections below:

F1.4.8 Open Space and Landscaping

Acceptable Solutions	Performance Criteria
A1 Within Area 1, the following setback distance must be used for landscaping, excluding those areas sealed for driveway access: a) 20m from Evandale Main Road b) 7m from the Distributor Road c) 3m from an access road	P1 No performance criteria, except that on 2 Hudson Fysh Drive (CT 146537/2) the setback from Evandale Road may be varied to no less than 8m provided that there is still effective screening of buildings and works from Evandale Main Road.

E6.7.4 Parking for Persons with a Disability

Objective To ensure adequate parking for persons with a disability.	
Acceptable Solutions	Performance Criteria
A2 One of every 20 parking spaces or part thereof must be constructed and designated for use by	P2 No performance criteria, except that on 2 Hudson Fysh Drive (CT 146537/2), where used and

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persons with disabilities in accordance with Australian Standards AS/NZ 2890.6 2009.

developed for vehicle parking, one of every 100 parking spaces or part thereof must be constructed and designated for use by persons with disabilities in accordance with Australian Standards AS/NZ 2890.6 2009.

and

- B. That Council, under section 35 (1) of the *Land Use Planning and Approvals Act 1993*, certify Draft Amendment 07/15 as meeting the requirements of section 32 of the Act, and place it on public exhibition for 28 days, in accordance with section 38 of the Act.

And, if B is approved;

- C. That, under section 43F of the *Land Use Planning & Approvals Act 1993*, Council resolves that:

- Land at 2 Hudson Fysh Drive, Western Junction be approved to be developed and used for a Carpark in accordance with application P15-331, and subject to the following conditions:

1 LAYOUT NOT ALTERED

The use and development must be in accordance with the endorsed plans numbered **P1** (Drawing No. 1/8; Revision No. 3, Dated 26.10.15); **P2** (Drawing No. 2/8; Revision No. 3, Dated 26.10.15); **P3** (Drawing No. 3/8; Revision No. 3, Dated 26.10.15); **P4** (Drawing No. 4/8; Revision No. 3, Dated 26.10.15); **P5** (Drawing No. 5/8; Revision No. 3, Dated 26.10.15); **P6** (Drawing No. 6/8; Revision No. 3, Dated 26.10.15); **P7** (Drawing No. 7/8; Revision No. 3, Dated 26.10.15); **P8** (Drawing No. 8/8; Revision No. 3, Dated 26.10.15); **S1** (Drawing No. S01; Revision AP2); **S2** (Drawing No. S02; Revision AP2); **S3** (Drawing No. S03; Revision AP2); **S4** (Drawing No. S04; Revision AP2); **S5** (Drawing No. S05; Revision AP2).

2 AMENDED PLANS REQUIRED

Before application is made for a building permit, amended plans must be submitted. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and show:

- a) Disabled parking spaces located closest to the main entrance to the building;
- b) Replacement of the pole sign with a blade sign 2.4m high x 1.2m wide.

3 STORMWATER

Prior to the application for a building permit, stormwater drainage plans and calculations from a suitably qualified engineer must be provided to demonstrate that the development can be adequately drained, to the satisfaction of Council's Works and Infrastructure Manager. The design plans shall include internal detention for rainfall events up to the 1 in 20 ARI storm.

4 FOOTPATH

4.1 Prior to the application for a building permit, the developer must have applied to, and received approval from the Northern Midlands Council and the Department of State Growth for the footpath between 2 Hudson Fysh Drive and Airport as shown in the endorsed plan S1.

The application must include design drawings prepared by a suitably qualified engineer for the footpath detailing:

- i) Footpaths to a minimum of 2m wide and of concrete construction.
- ii) Access ramps provided at all interfaces between footpath and kerb/roadway.
- iii) Walkways across Hudson Fysh Drive and Evandale Road located through the existing roundabout splitter islands via modification to provide flush walkways with a minimum width of 2m.
- iv) The new footpath connecting fully to the existing footpath within the Airport property boundary
- v) Tactile Ground Surface Indicators provided at all pedestrian holding points in accordance

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- with relevant Australian Standards and Disability Discrimination Act requirements
- vi) Provision of pedestrian warning signage on each Evandale Road approach to the existing roundabout
- vii) Confirmation that existing street lighting levels at the roundabout are sufficient to light the new pedestrian crossing points to Australian Standard Category V5. If this cannot be attained, the design plans must detail additional street lighting to meet the minimum V5 Category.
- viii) Any stormwater drainage, including underground stormwater reticulation that is directed to the State Road reserve.
- 4.2 Engineering drawings detailing the above requirements must be provided to the Department of State Growth at the preliminary design stage for review and acceptance prior to submitting final detail design drawings along with an application for a Works Permit.
- 4.3 Prior to the application for a certificate of occupancy, the footpath between 2 Hudson Fysh Drive and the airport must be completed to the approval of the Northern Midlands Council and the Department of State Growth.

5 CAR PARKING

5.1 Car Park Plans

Prior to the application for a building permit, construction plans shall be submitted to the approval of the council for the carpark which shall include levels so that the car park can be used in accordance with the plans.

5.2 Car Park

Prior to commencement of the use, areas set aside for parked vehicles and access lanes as shown on the endorsed plans must be constructed in accordance with the endorsed plans, including:

- Where parking spaces are adjacent to pedestrian paths, separation by wheel stops, kerbs, bollards or other protective devices;
- All-weather seal coat surface.
- Concrete kerbs and channels.
- Painting of linemarking and symbols.

5.3 Lighting of Car Park

The lighting of the car park area must be located and designed so that no direct light is emitted outside the site.

6 COUNCIL'S WORKS & INFRASTRUCTURE DEPARTMENT CONDITIONS

6.1 Access

An access shall be constructed in accordance with the approved design plans.

Access works must not commence until an application for vehicular crossing has been approved by Council.

6.2 As constructed information

As Constructed Plans and Asset Management Information must be provided in accordance with Council's standard requirements.

6.3 Municipal standards & certification of works

Unless otherwise specified within a condition, all works must comply with the Municipal Standards including specifications and standard drawings. Any design must be completed in accordance with Council's subdivision design guidelines to the satisfaction of the Works & Infrastructure Department. Any construction, including maintenance periods, must also be completed to the approval of the Works & Infrastructure Department.

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6.4 Works in Council road reserve

Works must not be undertaken within the public road reserve, including crossovers, driveways or kerb and guttering, without prior approval for the works by the Works & Infrastructure Manager.

Twenty-four (24) hours' notice must be given to the Works & Infrastructure Department to inspect works within road reserve, and before placement of concrete or seal. Failure to do so may result in rejection of the vehicular access or other works and its reconstruction.

6.5 Pollutants

The developer/property owner must ensure that pollutants such as mud, silt or chemicals are not released from the site.

Prior to the commencement of the development works the developer/property owner must install all necessary silt fences and cut-off drains to prevent soil, gravel and other debris from escaping the site. Material or debris must not be transported onto the road reserve (including the naturestrip, footpath and road pavement). Any material that is deposited on the road reserve must be removed by the developer/property owner. Should Council be required to clean or carry out works on any of their infrastructure as a result of pollutants being released from the site the cost of these works may be charged to the developer/property owner.

6.6 Naturestrips

Any new naturestrips, or areas of naturestrip that are disturbed during construction, must be topped with 100mm of good quality topsoil and sown with grass. Grass must be established and free of weeds prior to Council accepting the development.

7 TASWATER CONDITIONS

Sewer and water services must be provided in accordance with TasWater's Planning Authority Notice (reference number TWDA 2015/01865-NMC).

8 LANDSCAPING

Landscaping works as shown on the landscape plan shall be completed within three months from date of the Certificate of Completion and then maintained for the duration of the use.

9 PROXIMITY TO AIRPORT

9.1 Direct external lighting must not be visible above 3 degrees from the horizontal plane, applicable in all directions.

9.2 Crane operations are limited within the vicinity of the airport and approval to operate a crane that may intrude into the protected airspace is required.

10 ACOUSTIC TREATMENT

Prior to commencement of use, the applicant must demonstrate by a report from an acoustic engineer, that noise from aircraft, when measured from inside the office is no more than 70dB(A).

DECISION

Cr

Cr

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COUNCIL ACTING AS A PLANNING AUTHORITY – CESSATION

RECOMMENDATION

That the Council cease to act as a Planning Authority under the *Land Use Planning and Approvals Act 1993*, for the remainder of the meeting.

DECISION

Cr

That the Council cease to act as a Planning Authority under the *Land Use Planning and Approvals Act 1993*, for the remainder of the meeting.

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CON – ITEMS FOR THE CLOSED MEETING

DECISION

Cr

That Council move into the “Closed Meeting” with the General Manager, Corporate Services Manager, Planning and Development Manager, Works & Infrastructure Manager, Executive Officer and Executive Assistant.

CON 1 INFORMATION OF A PERSONAL AND CONFIDENTIAL NATURE OR INFORMATION PROVIDED TO THE COUNCIL ON THE CONDITION IT IS KEPT CONFIDENTIAL

As per provisions of Section 15(2)(g) of the *Local Government (Meeting Procedures) Regulations 2015*.
Table of Contents

CON 2 APPLICATIONS BY COUNCILLORS FOR LEAVE OF ABSENCE

As per provisions of Section 15(2)(h) of the *Local Government (Meeting Procedures) Regulations 2015*.

CON 3 (1) PERSONNEL MATTERS

As per provisions of Section 15(2)(a) of the *Local Government (Meeting Procedures) Regulations 2015*.

CON 3 (2) INFORMATION OF A PERSONAL AND CONFIDENTIAL NATURE OR INFORMATION PROVIDED TO THE COUNCIL ON THE CONDITION IT IS KEPT CONFIDENTIAL

As per provisions of Section 15(2)(g) of the *Local Government (Meeting Procedures) Regulations 2015*.
Management Meetings

CON 3 (3) MATTERS RELATING TO ACTUAL OR POSSIBLE LITIGATION TAKEN, OR TO BE TAKEN, BY OR INVOLVING THE COUNCIL OR AN EMPLOYEE OF THE COUNCIL

As per provisions of Section 15(2)(i) of the *Local Government (Meeting Procedures) Regulations 2015*.
Correspondence Received

CON 3 (4) INFORMATION OF A PERSONAL AND CONFIDENTIAL NATURE OR INFORMATION PROVIDED TO THE COUNCIL ON THE CONDITION IT IS KEPT CONFIDENTIAL

As per provisions of Section 15(2)(g) of the *Local Government (Meeting Procedures) Regulations 2015*.
Action Items – Status Report

CON 3 (5) INFORMATION OF A PERSONAL AND CONFIDENTIAL NATURE OR INFORMATION PROVIDED TO THE COUNCIL ON THE CONDITION IT IS KEPT CONFIDENTIAL

As per provisions of Section 15(2)(g) of the *Local Government (Meeting Procedures) Regulations 2015*.
Compliance

CON 3 (6) PROPOSALS FOR COUNCIL TO ACQUIRE LAND OR AN INTEREST IN LAND OR THE DISPOSAL OF LAND

As per provisions of Section 15(2)(f) of the *Local Government (Meeting Procedures) Regulations 2015*.
Land Issues / Property Review

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CON 3 (7) INFORMATION OF A PERSONAL AND CONFIDENTIAL NATURE OR INFORMATION PROVIDED TO THE COUNCIL ON THE CONDITION IT IS KEPT CONFIDENTIAL

As per provisions of Section 15(2)(g) of the *Local Government (Meeting Procedures) Regulations 2015*.
Heritage Brick Walls

CON 4 INFORMATION OF A PERSONAL AND CONFIDENTIAL NATURE OR INFORMATION PROVIDED TO THE COUNCIL ON THE CONDITION IT IS KEPT CONFIDENTIAL

As per provisions of Sections 15(2)(g) of the *Local Government (Meeting Procedures) Regulations 2015*.
Compliance Matter – Tyre Storage

CON 5 INFORMATION OF A PERSONAL AND CONFIDENTIAL NATURE OR INFORMATION PROVIDED TO THE COUNCIL ON THE CONDITION IT IS KEPT CONFIDENTIAL

As per provisions of Sections 15(2)(g) of the *Local Government (Meeting Procedures) Regulations 2015*.
Tyre Storage – Pitt & Sherry Report

DECISION

Cr

That Council move out of the closed meeting and make the following decision(s) available to the public:

- ...

Mayor Downie closed the meeting at